



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

DATE: August 20, 2010

TO: Planning Commission

SUBJECT: GENERAL PLAN UPDATE - ORDINANCE AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, AND OTHER CLEAN UP ACTIONS, POD 10-004 (District: All)

SUMMARY:

Overview

On July 9, 2010, the Planning Commission recommended approval of amending the Zoning Ordinance, zoning classifications of certain properties, Resource Protection Ordinance and Subdivision Ordinance for consistency with the General Plan Update; however, as a result of public testimony, the Planning Commission referred certain exceptions back to staff for further review. Staff has since revisited specific community and property issues related to the ordinance consistency review for further refinement and staff recommendations are provided as Attachment A. The purpose of this hearing is to receive final recommendations from the Planning Commission regarding these remaining thirteen identified issues, as well as other minor clean up revisions. These changes require revisions to the Form of Ordinance for zoning classification changes (Attachments B and C) and Form of Ordinance for the Zoning Ordinance text changes (Attachment D). The revisions include a couple minor changes to the General Plan Update land use maps and draft community plans for Valley Center and Ramona so a revised Resolution recommending adoption of the General Plan Update is also required (Attachment F).

Recommendation(s)

DEPARTMENT OF PLANNING & LAND USE

That the Planning Commission:

1. Recommend that the Board of Supervisors adopt the attached Form of Ordinance, as revised based on the additional analysis as directed by the Planning Commission on July 9, 2010 (Attachments B and C):

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GENERAL PLAN UPDATE

2. Recommend that the Board of Supervisors adopt the attached Form of

SUBJECT: GENERAL PLAN UPDATE - ORDINANCE AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, AND OTHER CLEAN UP ACTIONS, POD 10-004 (District: All)

Ordinance, as revised. (Attachment D):

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE GENERAL PLAN UPDATE

3. Adopt the revised Resolution (Attachment F) recommending Board of Supervisors approval of the County of San Diego-initiated comprehensive update of the General Plan, which consists of land use map and community plan revisions subsequent to the July 9, 2010 Resolution (refer to Attachment A for staff recommendations).

Fiscal Impact

Implementation of the General Plan Update will be supported by staff resources and a number of existing programs; many of which support implementation of the existing General Plan. However, additional staffing and funding may be necessary as individual implementation programs are undertaken. No additional costs or staffing are needed to implement the reviews proposed by the actions in this item.

Business Impact Statement

These proposed revisions to the ordinance consistency review will assist in implementing the blueprint of the General Plan by allowing for commercial, industrial, residential and other zones to be appropriately located. This will allow for future commercial, industrial and residential developments as directed by the General Plan Update.

Advisory Board Statement

N/A

Involved Parties

The County of San Diego is the project proponent. The General Plan Update will apply to all lands that are under the land use jurisdiction of the County of San Diego.

BACKGROUND:

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing future growth and development policies for the unincorporated areas of the County. This update is intended to balance projected population growth with housing, employment, infrastructure and resource protection needs. Once adopted, the General Plan will establish the amount, intensity and location of future development. It will also identify the classification and location of the road infrastructure needed to support future development, as well as contain other policies that govern physical development within the unincorporated County.

In accordance with Zoning Ordinance Section 1003, the General Plan Update includes amendments to Zoning Ordinance, Zoning, Subdivision Ordinance and Resource Protection Ordinance so that they are consistent with the General Plan once it is adopted. This

SUBJECT: GENERAL PLAN UPDATE - ORDINANCE AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, AND OTHER CLEAN UP ACTIONS, POD 10-004 (District: All)

consistency review was addressed at the July 9, 2010 Planning Commission hearing (refer to the Planning Report located on the General Plan Update web site at: http://www.sdcounty.ca.gov/dplu/gpupdate/pc_jul092010.html).

This is the intended to be the last of nine Planning Commission hearings on the General Plan Update prior to presenting the General Plan Update to the County Board of Supervisors for adoption. On July 9, 2010, the Planning Commission recommended approval of amending the Zoning Ordinance, zoning classifications of certain properties, Resource Protection Ordinance and Subdivision Ordinance for consistency with the General Plan Update; however, certain exceptions were referred back to staff for further review. The purpose of this hearing is to receive final recommendations from the Planning Commission regarding these remaining identified issues identified below and other minor clean-ups that were identified during this process. Thirteen substantive revisions are included in this action. Rationale for staff recommendations on these thirteen issues are provided as Attachment A, which summarizes the revised staff recommendations, coordination with community planning and sponsor groups and property owners:

1. Two Commercial properties off Alpine Boulevard – Alpine Community Planning Area (CPA)
2. West Lilac Farms – Bonsall CPA
3. Flying U Road Service Commercial properties – Borrego Springs CPA
4. Solid Waste Facility mapping refinement Otay Mesa CPA
5. Day Street Commercial properties – Ramona CPA
6. Heavy Commercial (C37)-designated properties – Ramona CPA
7. Sauza Office Professional Property – Ramona CPA
8. Industrial properties within Federal Emergency Management Agency (FEMA)-mapped Floodway – Ramona CPA
9. Jackson Commercial-designated property – Spring Valley CPA
10. Height designator refinement – Valle de Oro CPA
11. Hofler property – Valley Center CPA
12. Industrial properties within FEMA-mapped Floodway – Valley Center CPA
13. Valley Center – Village Boundary Adjustments

This action includes a number of other minor clean up revisions to the Forms of Ordinance for both the zoning classification changes and text changes. These revisions include corrections for errors and modification to the Airport Land Use Plan Special Area Designator recommended by County Counsel and are shown on strikeout-underline in Attachments C and E.

WAIVERS AND EXCEPTIONS:

N/A

ENVIRONMENTAL STATUS:

A Program Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the General Plan Update and this component. A Notice

SUBJECT: GENERAL PLAN UPDATE - ORDINANCE AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, AND OTHER CLEAN UP ACTIONS, POD 10-004 (District: All)

of Preparation (NOP) soliciting input on the scope of the EIR was first issued in 2002 and again in 2008. The Draft EIR was made available for public review in 2009. Staff has prepared responses to comments received during public review. The NOPs, Draft EIR, comments and responses can be viewed on the project website along with the public comments that were received on these documents.

PREVIOUS ACTIONS:

On July 9, 2010, the Planning Commission recommended approval of amending the Zoning Ordinance, zoning classifications of certain properties, Resource Protection Ordinance and Subdivision Ordinance for consistency with the General Plan Update; however, a result of public testimony at the July 9, 2010 hearing, the Planning Commission referred certain exceptions back to staff for further review.

ACTIVITIES UNDERTAKEN WITHOUT APPROPRIATE PERMITS:

N/A

PUBLIC INPUT:

An overview of the public input for the ordinance consistency review was described in the July 9, 2010 Planning Commission report. As a result of the further review of property-specific issues, staff recommendations have been coordinated with all affected property owners and community planning/sponsor groups. Any additional public input received is identified in Attachment A.

DEPARTMENT REASONS FOR RECOMMENDATION:

1. The project is a product of public input and discussion to resolve issues and achieve consensus.
2. The project will insure consistency between the Zoning Ordinance and the General Plan Update upon adoption of the General Plan in conformance with Zoning Ordinance Section 1003 and State law.
3. The project has been reviewed in compliance with CEQA and State and County CEQA Guidelines because a Draft EIR, dated July 1, 2009 and on file with DPLU, has been prepared, was advertised for public review and is recommended for adoption by the Planning Commission.

SUBJECT: GENERAL PLAN UPDATE - ORDINANCE AMENDING THE ZONING ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES, AND OTHER CLEAN UP ACTIONS, POD 10-004 (District: All)

cc: All Community Planning and Sponsor Groups
Interested Parties (via email)

ATTACHMENTS:

Attachment A – Property Specific Zoning and Land Use Designation Refinements
Attachment B – Zoning Maps
Attachment C – Changing Zoning Classification Form of Ordinance (Revised)
Attachment D – Ordinance Amending the Zoning Ordinance
Attachment E – Ordinance Amending the Zoning Ordinance (Revisions since July 9, 2010)
Attachment F – Resolution of the Planning Commission Concerning the General Plan Update (Revised)

SUBJECT: GENERAL PLAN UPDATE - ORDINANCE AMENDING THE ZONING
ORDINANCE, ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES,
AND OTHER CLEAN UP ACTIONS, POD 10-004 (District: All)

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AUTHORIZED REPRESENTATIVE:



ERIC GIBSON, DIRECTOR

Attachment A

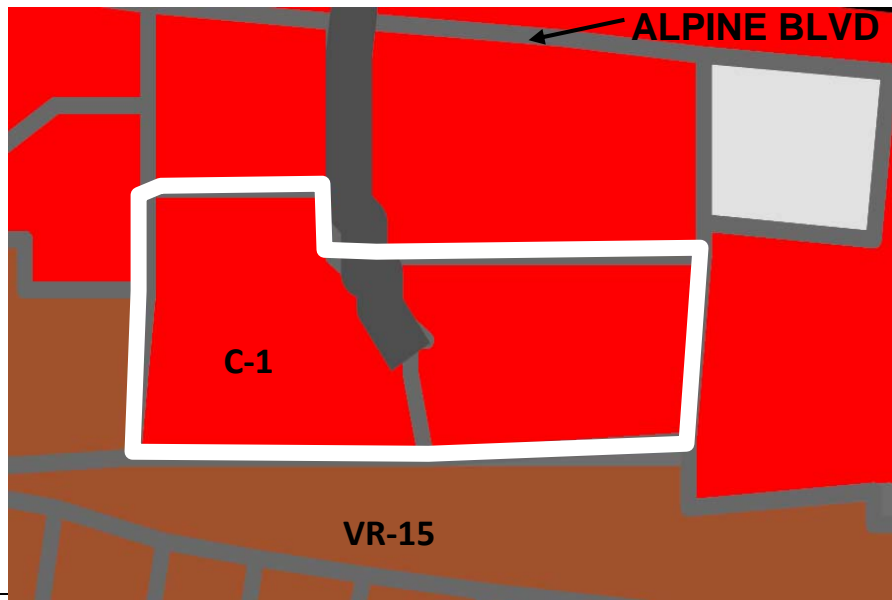

Property Specific Zoning and Land Use Designation Refinements

Attachment A – Property Specific Zoning and Land Use Refinements

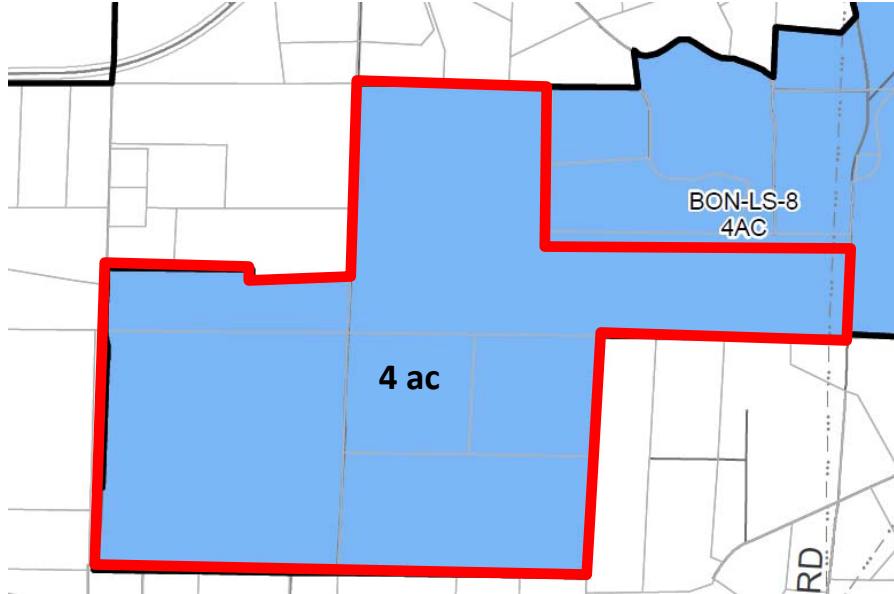
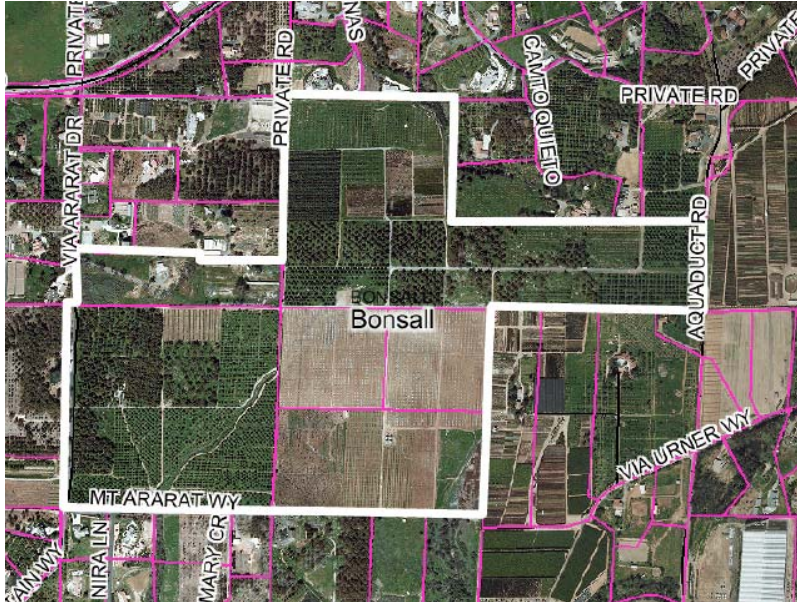
This attachment provides staff recommended changes to specific community and property land use issues related to the ordinance consistency review. These recommended changes are based on an analysis of mapping issues identified by the Planning Commission on July 9, 2010 or by DPLU staff.

The Planning Commission Recommended Land Use Map is available on the website at:
http://www.sdcounty.ca.gov/dplu/gpupdate/pc_nov09.html

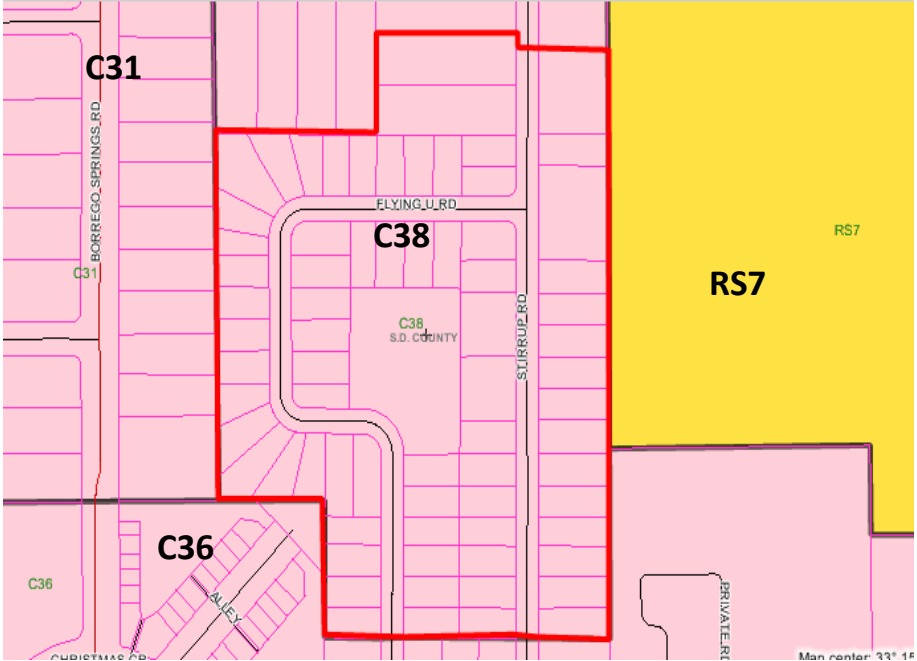
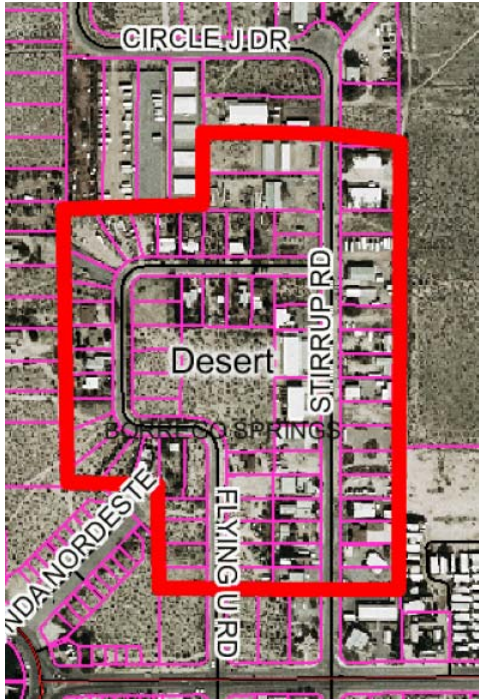
APPENDIX A: PROPERTY SPECIFIC ZONING AND LAND USE REFINEMENTS

Property Description	General Plan Designation	Rationale for Staff Changes
<p>1. Commercial properties off Alpine Boulevard (Alpine)</p> <p>Two parcels, totaling 33,000 square feet, located south of Alpine Boulevard and east of Bay Meadow Drive. [APNs 403-331-78-00 / 403-331-80-00]</p>	<p><u>Existing General Plan:</u> Residential 7.3 du/acre</p> <p><u>PC Map (April 2010):</u> (C-1) General Commercial</p> <p><u>Staff Recommended Change:</u> Village Residential (VR-15)</p>	<p>Currently both parcels are developed with single family residential dwelling units. During a recent visit, staff observed that there is limited access to these sites from Alpine Boulevard and the sites are located at a higher elevation than the parcel located on Alpine Boulevard. Initially, the subject parcels were recommended for a Commercial designation to allow the Commercial parcel located on Alpine Boulevard to expand. However, this does not appear to be feasible due to the elevation difference; therefore, staff has revised its recommendation to VR-15, similar to the designation of the property to the south. Staff coordinated the proposed change with the Alpine Community Planning Group. One of the property owners requested that the Commercial designation be removed and, after being contacted by staff, the other property owner also concurred with the recommended change in designation.</p>
		
Planning Commission Recommended Map (April 2010)	Aerial	

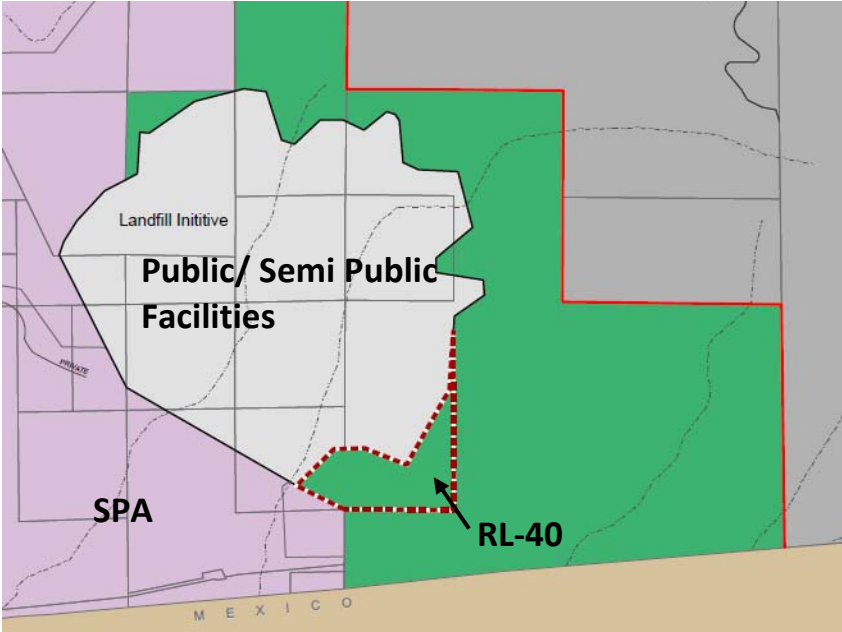
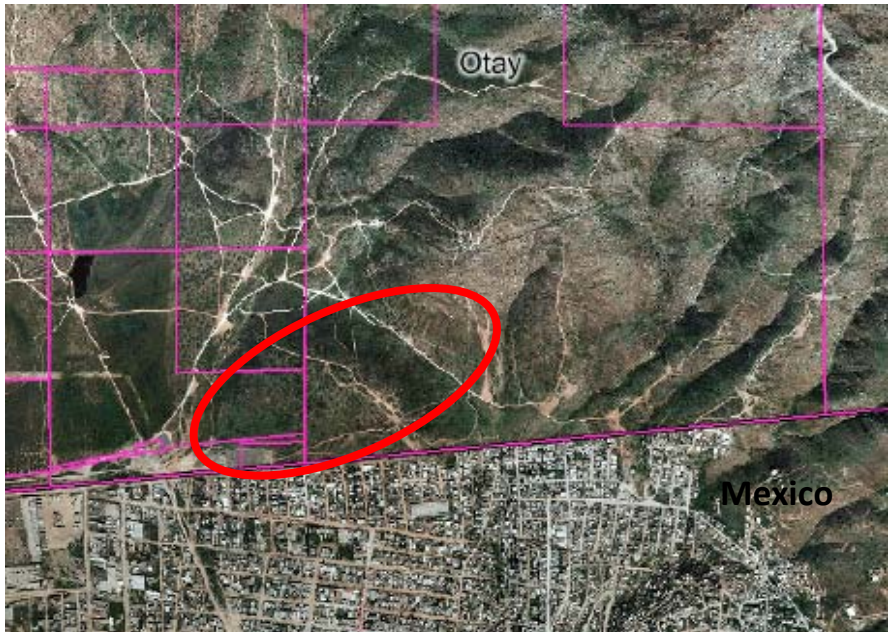
APPENDIX A
PROPERTY SPECIFIC ZONING AND LAND USE REFINEMENTS

Property Description	Zoning Minimum Lot Size	Rationale for Staff Changes
<p>2. West Lilac Farms (Bonsall)</p> <p>The site covers approximately 140 acres and is located west of Aquaduct Rd in the north eastern portion of Bonsall. The current General Plan proposal for the area is Semi Rural 10.</p>	<p><u>Existing Zoning:</u> A70</p> <p><u>Zoning -- PC Map (April 2010):</u> 4-acre minimum lot size</p> <p><u>Staff Recommended Change:</u> 2-acre minimum lot size</p>	<p>The West Lilac Farms Tentative Map is currently being processed for this site, which is a pipelined project that can continue to process under the existing General Plan. The applicant raised the issue in a letter to staff subsequent to the July 9, 2010 Planning Commission Hearing, and it was determined that it is appropriate to not change the minimum lot size for this pipelined project, since it would have implications on the project. There is no position from the Bonsall Sponsor Group for this proposal.</p>
		
Planning Commission Recommendation (July 2010)		Aerial

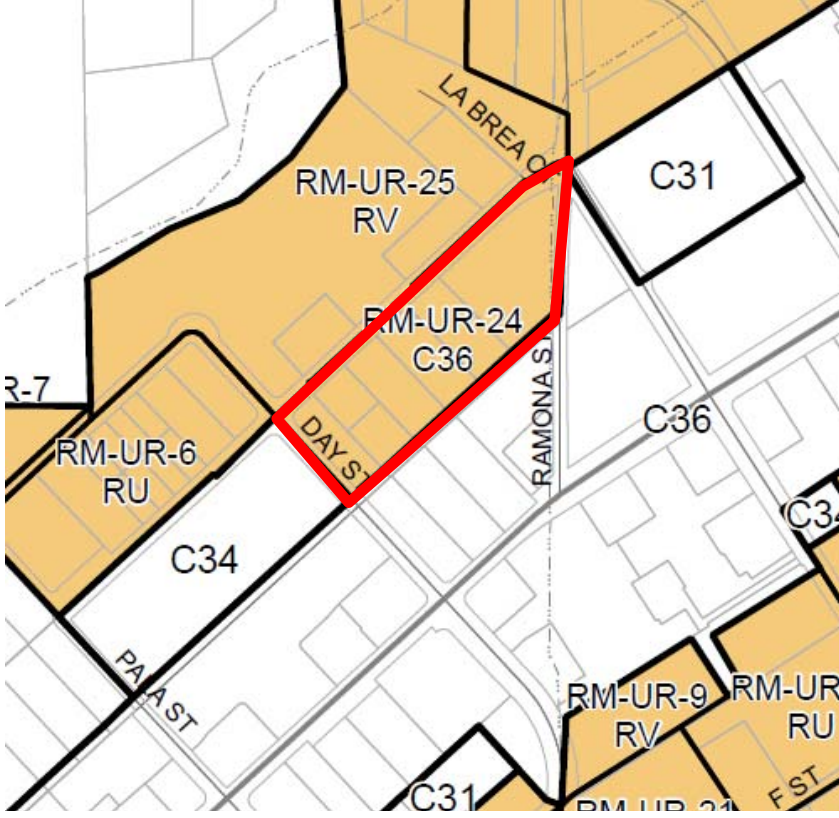
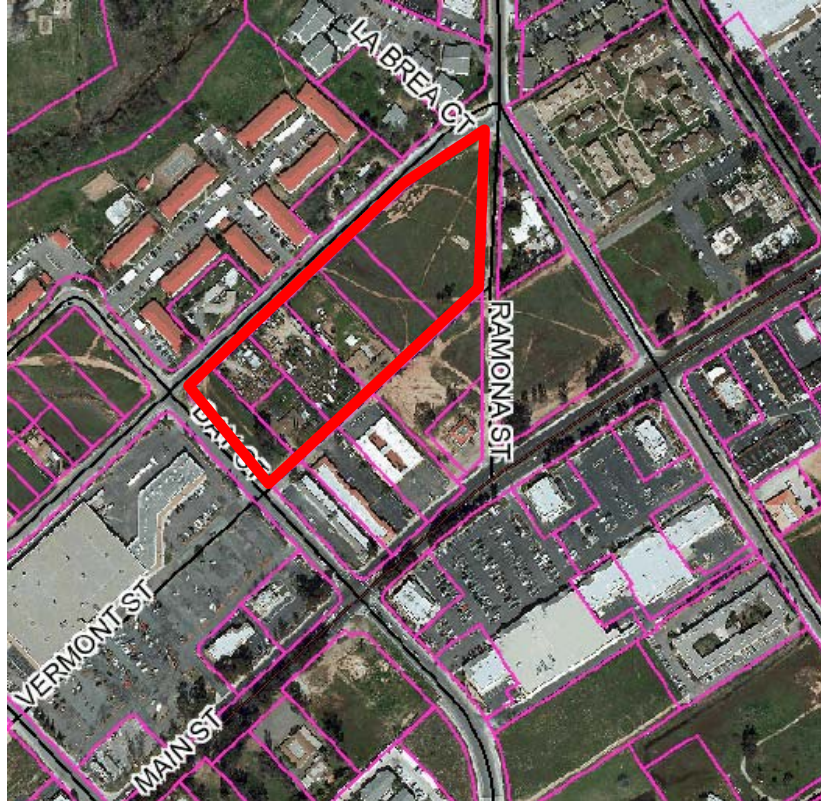
APPENDIX A: PROPERTY SPECIFIC ZONING AND LAND USE REFINEMENTS

Property Description	Zoning Use Regulations	Rationale for Staff Changes
<p>3. Flying U Road Service Commercial (Borrego Springs)</p> <p>The site contains 72 parcels which when combined total approximately 30 acres. The area is located on Flying U Road in the western portion of the Borrego Springs sponsor group area.</p>	<p><u>Existing Zoning:</u> C38: Service Commercial</p> <p><u>Zoning -- PC Map (April 2010):</u> M54: Medium Impact Industrial</p> <p><u>Staff Recommended Change:</u> C38: Service Commercial</p>	<p>This area, currently designated as C38 in the existing Zoning Ordinance was referred back to staff by the Planning Commission. The allowed uses are similar under both C38 and M54 Use Regulations; however, the property owner is requesting the change because Service Commercial is the existing zone, and does allow some accessory residential uses. All property owners and the Borrego Springs Community Sponsor Group have been notified about the change in recommendation, and at the time of this report, there has been no voiced opposition to the proposal.</p>
		
Existing Use Regulation		Aerial

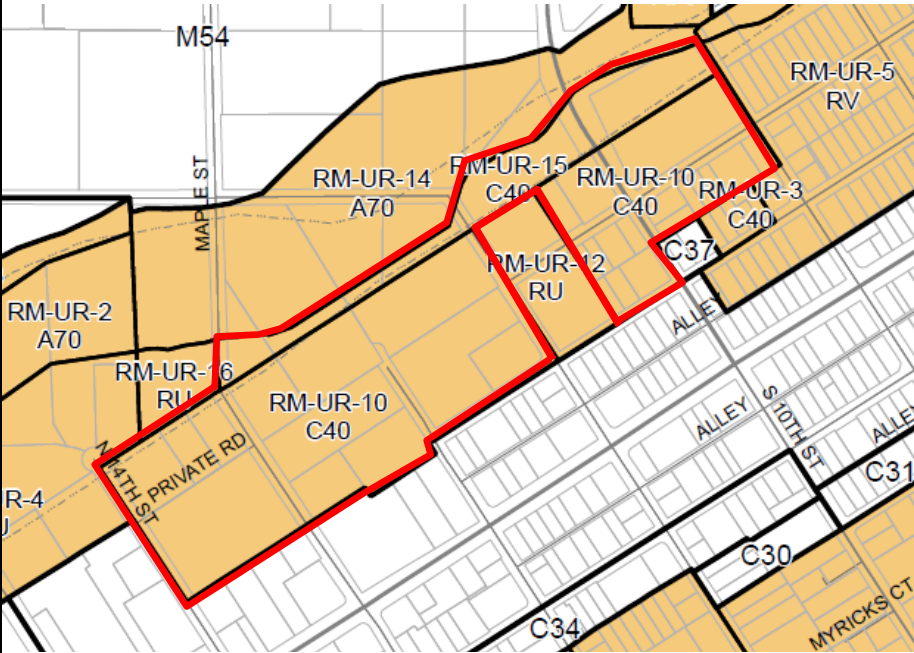
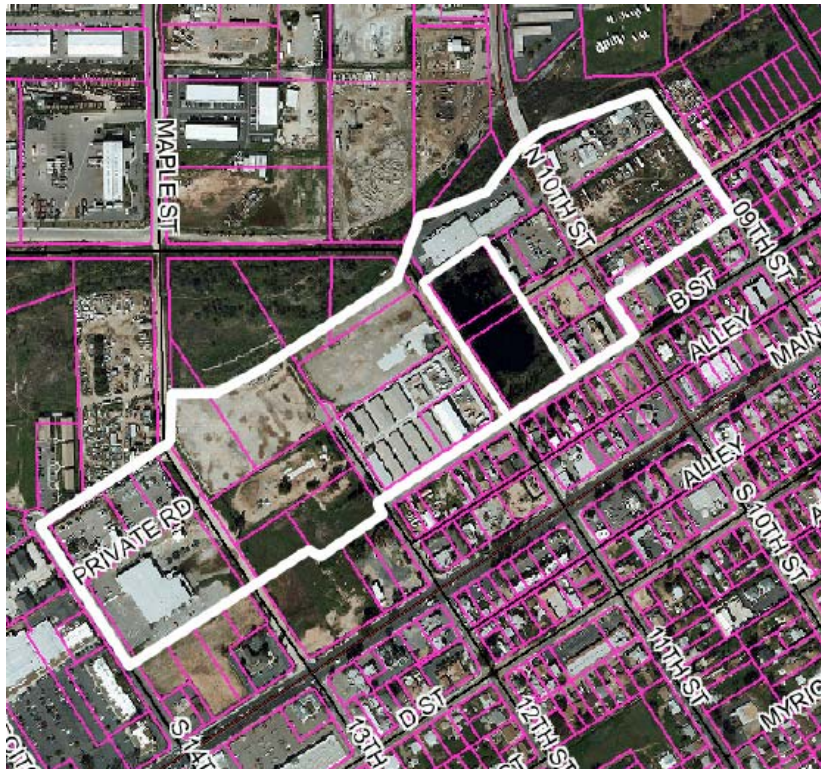
APPENDIX A
PROPERTY SPECIFIC ZONING AND LAND USE REFINEMENTS

Property Description	General Plan Designation	Rationale for Staff Changes
<p>4. Solid Waste Facility Mapping Refinement (Otay Mesa)</p> <p>The site covers approximately 33 acres of land and is located in the southeastern portion of the Specific Plan Area in the Otay Mesa Community Planning Area.</p>	<p><u>Existing GP:</u> Specific Plan Area (SPA)</p> <p><u>PC Map (April 2010):</u> Specific Plan Area</p> <p><u>Staff Recommended Change:</u> Rural Lands 40 (RL-40)</p>	<p>This proposed change is recommended in response to the 2010 voter initiative Prop A (East Otay Mesa Recycling Collection Center and Landfill Ordinance), which modified the boundary of the Otay Mesa Specific Plan. This modified boundary isolated a 33-acre portion of the SPA. Staff recommends changing this area to RL-40, which is consistent with the surrounding rural area and steep topography. There is no Planning Group for the Otay Subregion.</p>
		
Planning Commission Recommended Map (April 2010)		Aerial

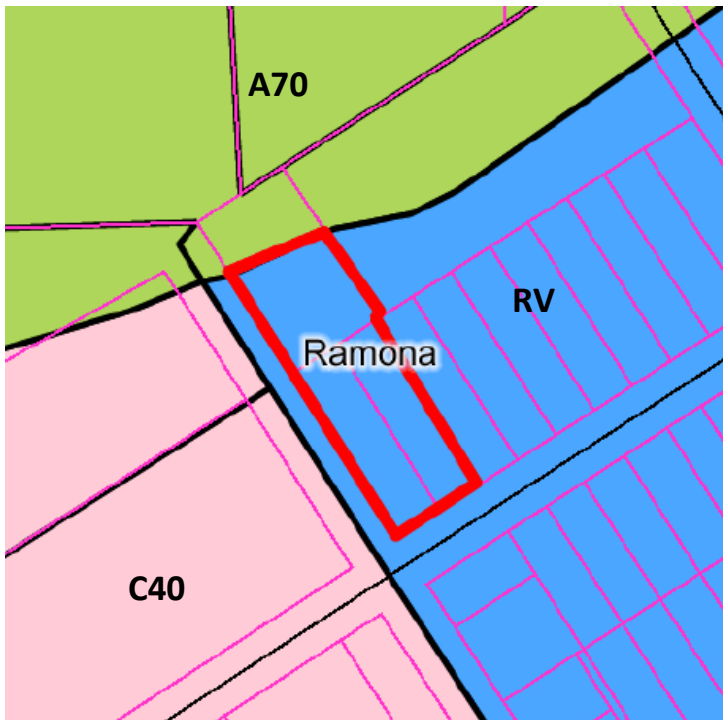

APPENDIX A: PROPERTY SPECIFIC ZONING AND LAND USE REFINEMENTS

Property Description	Zoning Use Regulations	Rationale for Staff Changes
<p>5. Ramona – Day Street Commercial</p> <p>The site is located on Vermont Street and contains seven parcels, which when combined total approximately seven acres. The existing General Plan designation for the area is Residential 14.5 du/acre.</p>	<p><u>Existing Zoning:</u> RV-15: Residential Variable</p> <p><u>Zoning -- PC Map (April 2010):</u> C36: General Commercial</p> <p><u>Staff Recommended Change:</u> C34: General Commercial / Residential</p>	<p>At the July 9, 2010 hearing, the Planning Commission directed staff to look at this area for consideration to be zoned as C34: General Commercial/Residential to provide additional flexibility in an area that is envisioned as General Commercial. Since there are multiple properties with multiple owners, residential development would be allowed if a commercial development is not feasible because lots can not be consolidated for the development.</p> <p>This proposal was supported by the Ramona CPG on August 5, 2010.</p>
		
Planning Commission Recommended Use Regulation	Aerial	

APPENDIX A
PROPERTY SPECIFIC ZONING AND LAND USE REFINEMENTS

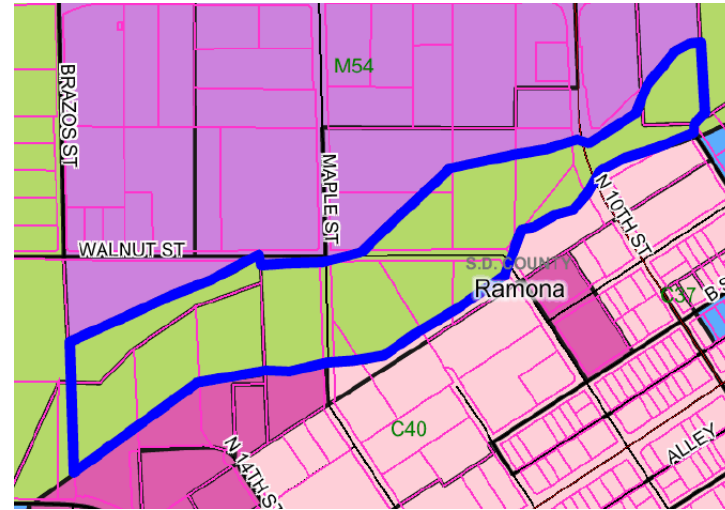
Property Description	Zoning Use Regulations	Rationale for Staff Changes
<p>6. Ramona C37: Heavy Commercial Areas</p> <p>These 26 parcels total approximately 54 acres and are designated as Service Commercial in the existing General Plan and Rural Commercial under the General Plan Update.</p>	<p><u>Existing Zoning:</u> C37: Heavy Commercial</p> <p><u>Zoning -- PC Map (July 2010):</u> C40: Rural Commercial</p> <p><u>Staff Recommended Change:</u> C37: Heavy Commercial</p>	<p>At the Planning Commission Hearing on July 9, 2010, staff was directed by the Planning Commission to review the proposed zone change to C40: Rural Commercial. Since that time staff has reviewed the request and determined that the change to C40: Rural Commercial from C37: Heavy Commercial was not required as part of the zoning consistency review, and has since revised the staff recommendation. The Ramona CPG voted in support of this change on August 5, 2010, and all property owners were notified of this change.</p>
		
Planning Commission Recommended Zoning	Aerial	

APPENDIX A: LAND USE AND COMMUNITY ISSUES REPORT

Property Description	Zoning Use Regulations	Rationale for Staff Changes
<p>7. Sauza C31: Residential / Office Professional</p> <p>Three parcels, approximately 1 acre in size, are currently designated Office Professional under the Existing General Plan, and designated Village Residential 7.3 under the General Plan Update</p>	<p><u>Existing Zoning:</u> C31: Residential / Office Professional</p> <p><u>Zoning -- PC Map (July 2010):</u> RV: Variable Family Residential</p> <p><u>Staff Recommended Change:</u> C31: Residential / Office Professional</p>	<p>This area was also directed to be reviewed by the Planning Commission on July 9, 2010. Staff asked the Ramona CPG to review the area and provide a recommendation, indicating that staff would recommend retaining the C31: Office Professional or changing to an RC: Residential Commercial zone if the CPG recommended it, which could provide for a buffer between the more intensive commercial zone to the west.</p> <p>Upon Planning Group Review, which on August 5, 2010 the Ramona CPG recommended that the property be designated C31: Residential / Office Professional, staff has revised its recommendation to retain the C31 zone.</p>
		
Planning Commission Recommended Zoning (July 2010)		Aerial

8. Ramona – Industrial Properties within the FEMA Floodway

At the July 9, 2010 hearing, at the request of property owners, the Planning Commission directed staff to develop text for inclusion in the Ramona Community Plan to allow for the re-designation of existing industrial uses located in the town center of Ramona, which are now proposed with a RL-20 designation and A70: Limited Agriculture zoning. The intent of the text was that, if in the future Federal Emergency Management Agency (FEMA) updates their floodway maps to reflect these subject parcels as being outside of the floodway, a General Plan Amendment can be processed to designate the appropriate parcels as Industrial lands and reverted back to legal conforming status. The proposed text was endorsed by the Ramona Community Planning Group on August 5, 2010.



Proposed text for the Ramona Community Plan:

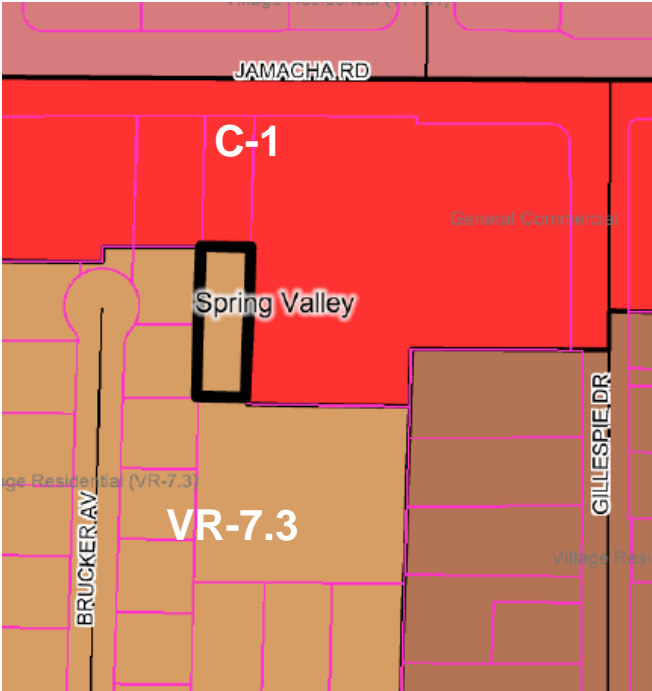
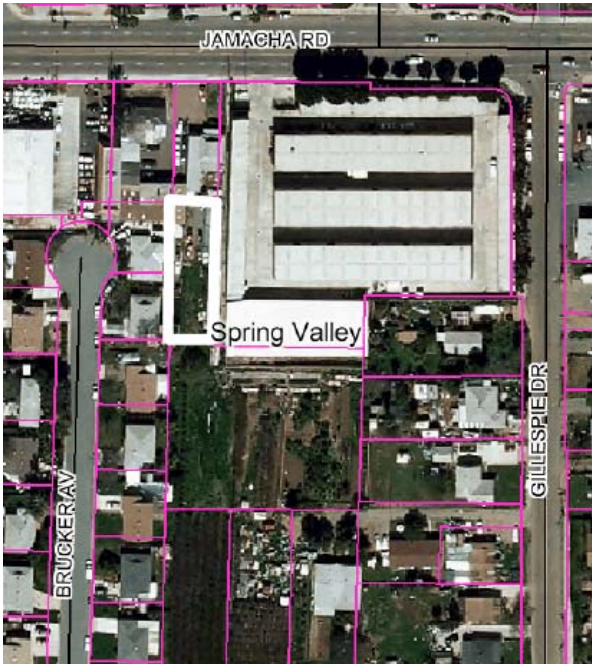
Issue: There are existing industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Santa Maria Creek in the Ramona Town Center. Portions of properties within the FEMA mapped floodway were re-designated as Rural Lands 20 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

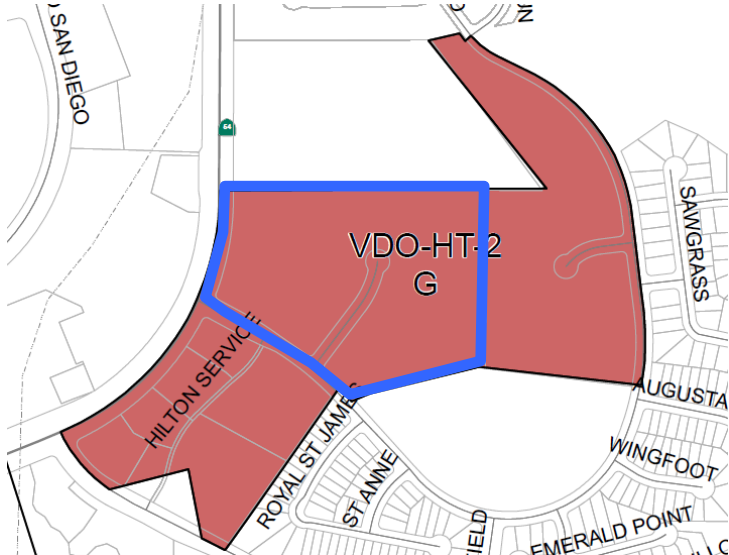

Goal: The retention of established industrial uses outside of the FEMA floodway.

Policy: Re-designate, upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Ramona with the appropriate land use designation, use regulation and other Zoning development regulations.

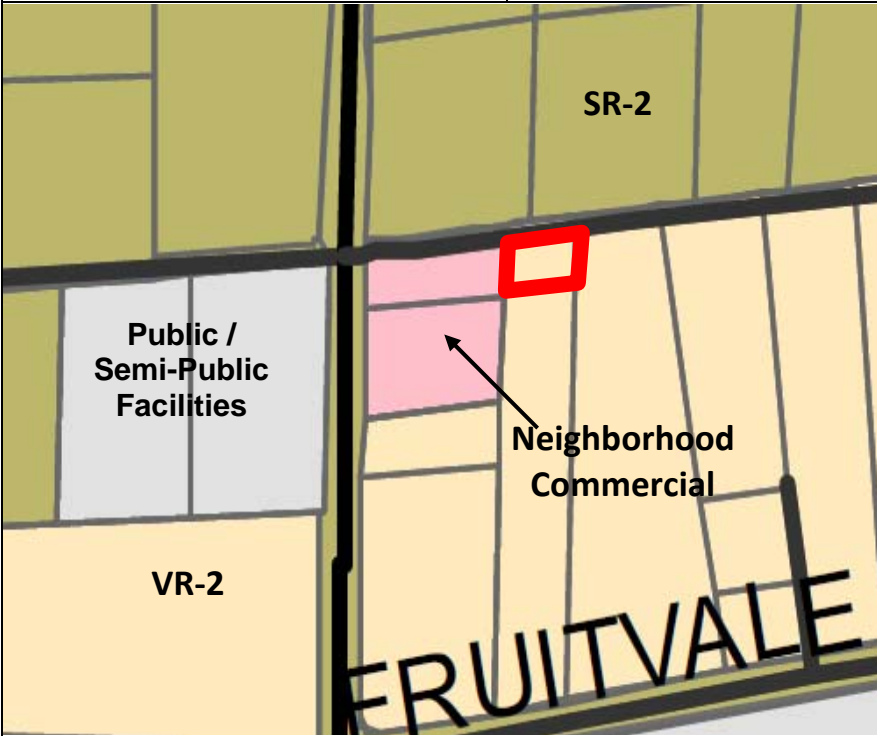

APPENDIX A: LAND USE AND COMMUNITY ISSUES REPORT

Property Description	Zoning Use Regulations	Rationale for Staff Changes
<p>9. Spring Valley - Jackson Commercial Property</p>	<p><u>Existing Zoning:</u> C36: General Commercial</p> <p><u>Zoning -- PC Map (April 2010):</u> RS: Single Family Residential - VR-7.3</p> <p><u>Staff Recommended Change (Zoning and draft General Plan):</u> C36: General Commercial zoning / C-1: General Commercial designation</p>	<p>This property is an area that was previously designated as a mix of Commercial and VR-7.3. Under the General Plan Update approximately 10,000 square feet less is proposed to be Commercial. The zoning for this property was revised to match the original proposed designation.</p> <p>The revised recommendation would return the amount of General Commercial land to mirror the existing General Plan, to approximately 20,000 square feet of the 1.3 acre property. The Spring Valley Community Planning Group has been notified of this change and will be discussing it at the August 10, 2010 meeting.</p>
		
<p>Planning Commission Recommended Map (April 2010)</p>		<p>Staff Recommended Change (July 2010)</p>

APPENDIX A
PROPERTY SPECIFIC ZONING AND LAND USE REFINEMENTS

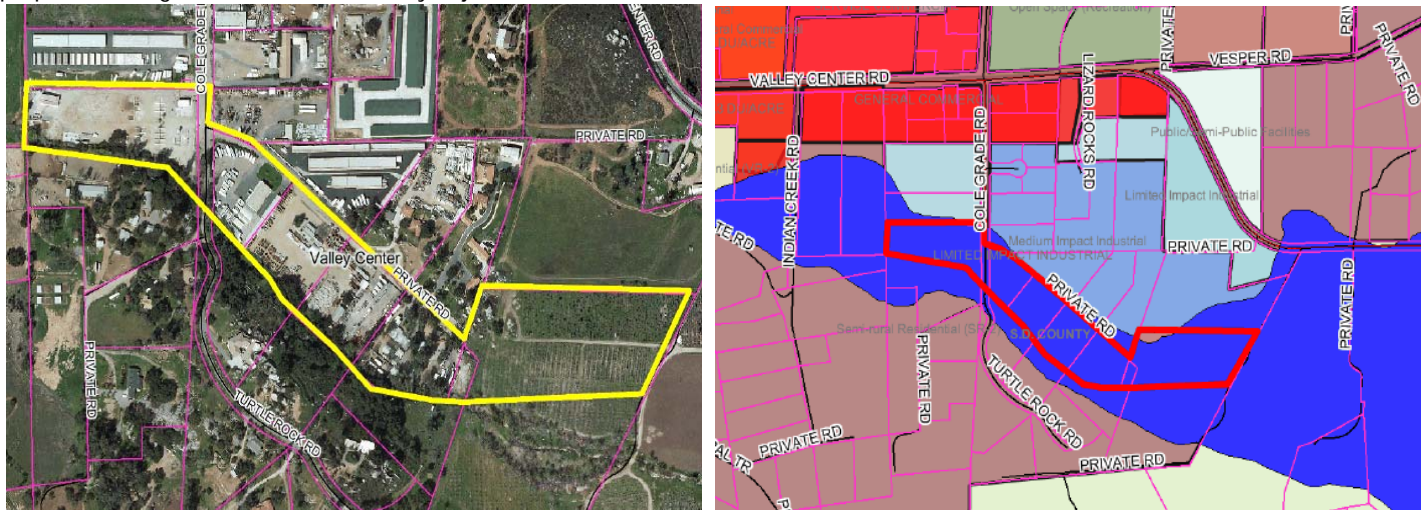
Property Description	Zoning Height Designator	Rationale for Staff Changes
<p>10. Valle De Oro - Height Designator Refinement</p> <p>This property is an existing apartment complex included in the Cottonwood Specific Plan, which is generally composed of two story buildings. However, two of the buildings have two stories of residences over a parking structure, which constitutes three stories.</p>	<p><u>Existing & Proposed General Plan:</u> Specific Plan Area</p> <p><u>Zoning -- PC Map (April 2010):</u> RU: Urban Residential G Height Designator</p> <p><u>Staff Recommended Change:</u> RU: Urban Residential J Height Designator</p>	<p>Immediately prior to the July 9, 2010 hearing, the property owner expressed concern with the original proposed Height Designator change, from an "r", which would allow for unlimited stories and 60 ft with a Major Use Permit, to the G Height Designator, which allows for two stories and 35 ft. Staff reviewed the property, and determined that the J Height Designator, allowing for three stories and 40 feet would be the most appropriate to reflect two of the existing buildings being three stories.</p> <p>The Valle de Oro Community Planning Group has been notified of this proposal and has not voiced objection.</p>
		
Planning Commission Recommended Height Designator	Aerial	

APPENDIX A: LAND USE AND COMMUNITY ISSUES REPORT

Property Description	Zoning Use Regulation	Rationale for Staff Changes
<p>11. Valley Center – Hofler Commercial Property</p> <p>This site is located in the North Village in Valley Center at the intersection of Cole Grade Road and St. Georges Lane. The area is approximately 14,000 sq ft. and is adjacent to an existing veterinarian facility under the same property ownership.</p>	<p><u>Existing Use Regulation:</u> Rural Residential</p> <p><u>PC Map (April 2010):</u> Village Residential (VR-2)</p> <p><u>Staff Recommended Change:</u> A70 Limited Agriculture.</p>	<p>At the July 9, 2010 Planning Commission hearing, the property owner requested A70 zoning on a small portion of the property to accommodate the expansion of the existing Veterinarian Facility. Staff supports the property owners request and is recommending that the property's use regulation be changed from RR to A70. The Valley Center Planning Group has been notified of this proposed change and has voted to support the recommendation of A70 to accommodate the property owner's request.</p>
		
<p>Planning Commission Recommended Map (April 2010)</p>		<p>Staff Recommended Change (July 2010)</p>

12. Valley Center – Industrial Properties within FEMA Floodway

At the July 9, 2010 hearing, the Planning Commission directed staff to develop Valley Center Community Plan text concerning the existing Industrial properties located within the floodway on Cole Grade Road, which are currently designated as SR-2 on the Planning Commission endorsed Land Use Map (July 9, 2010). The intent of the proposed Community Plan text is to indicate that, if in the future, FEMA updates their floodway maps to reflect these mentioned parcels as being outside of the floodway, a General Plan Amendment can be processed to designate the appropriate parcels as Industrial lands and reverted back to legal conforming status. The Valley Center CPG has been notified of this proposed change and has not made any objections.



Proposed text for the Valley Center Community Plan:

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were re-designated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

Goal: The retention of established industrial uses outside of the FEMA floodway.

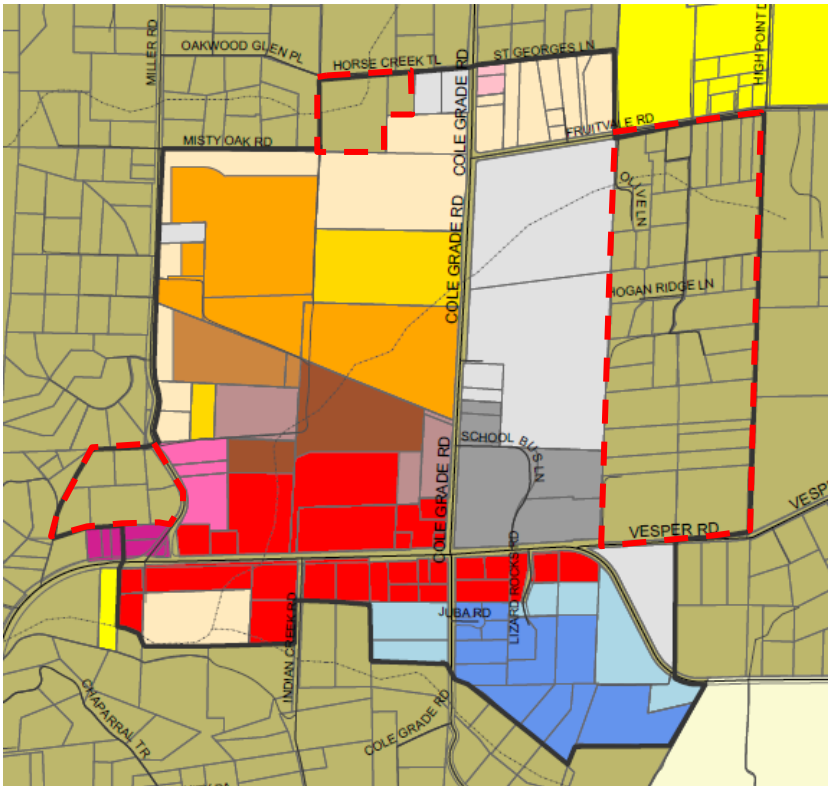
Policy: Re-designate, upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.

APPENDIX A: LAND USE AND COMMUNITY ISSUES REPORT

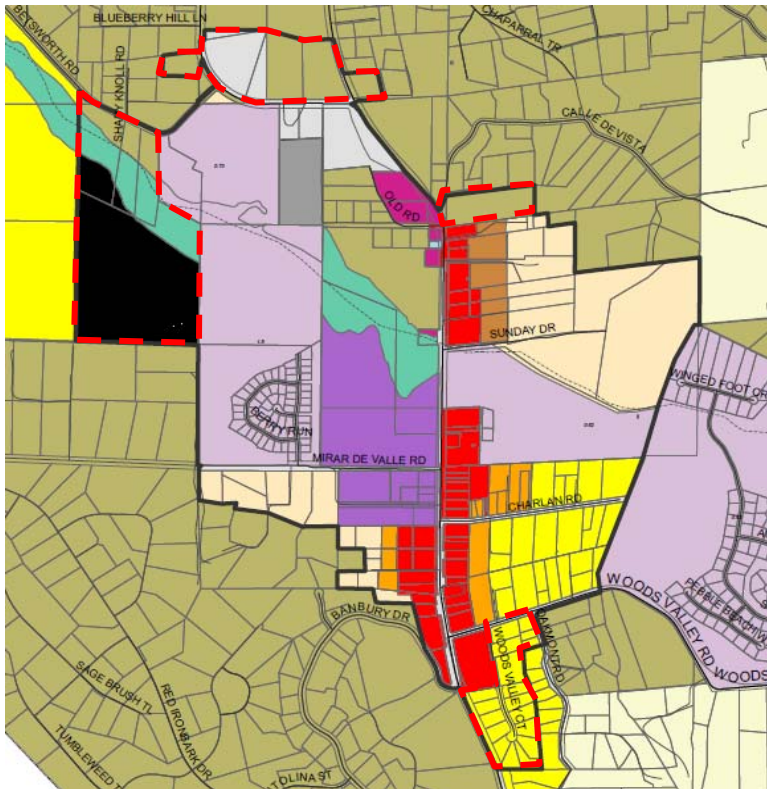
13. Valley Center – Village Boundary Adjustments

Based upon the Planning Commission endorsed land use map (July 9, 2010), staff is recommending that the village boundaries for Valley Center be modified to accurately reflect the reduction in village densities within the village boundary. Staff’s recommendation would remove approximately 135 acres of land in the North Village, and approximately 116 acres of land in the South Village. The areas recommended to be removed from the village are outlined in red hatching below. The Valley Center CPG has been notified of this proposed change and has not made any objections.

Valley Center: North Village



Valley Center: South Village



- Proposed Village Boundary
- - - Recommended areas to remove from Village as a result of land use changes endorsed by Planning Commission on July 9, 2010

Attachment B

Zoning Maps (Revised)

Zoning Maps are available from the Department of Planning Land Use online at www.sdcounty.ca.gov/dplu/gpupdate, by Compact Disk upon request, as well as for review at the Department of Planning and Land Use, located at 5201 Ruffin Road, Suite B, San Diego, CA 92123, during our hours from Monday – Friday, 8:30 – 11:45 A.M & 12:30 – 4:00 P.M.

For more information, or to request a CD contact Department of Planning and Land Use staff at (858) 694-2488 or at gpupdate.DPLU@sdcounty.ca.gov.

Attachment C

Changing Zoning Classification Form of Ordinance (Revised)

Zoning Maps provided as Attachment B

ORDINANCE NO. _____ (NEW SERIES)

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE GENERAL PLAN UPDATE**

The Board of Supervisors of the County of San Diego ordains as follows:

ALPINE

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
AL-UR-1	A70	C38
AL-UR-2	A70	C40
AL-UR-3	A70	M52
AL-UR-4	A70	M54
AL-UR-5	A70	RR
AL-UR-6	A70	RS
AL-UR-7	A70	RU
AL-UR-8	A70	RV
AL-UR-9	A70	S80
AL-UR-10	A72	S80
AL-UR- 10 11	C31	S90
AL-UR- 11 12	C36	C34
AL-UR- 12 13	C36	RC
AL-UR- 13 14	C36	S90
AL-UR- 14 15	C37	M52
AL-UR- 15 16	C37	M54
AL-UR- 16 17	C37	S90
AL-UR- 17 18	C38	RU
AL-UR- 18 19	C42	C38
AL-UR- 19 20	M52	C44
AL-UR- 20 21	M52	M54
AL-UR- 21 22	M52	RU
AL-UR- 22 23	RM24	RM
AL-UR- 23 24	RR.5	RR
AL-UR- 24 25	RR1	RR
AL-UR- 25 26	RR2	C34
AL-UR- 26 27	RR2	RR

AL-UR- 27 28	RS1	RS
AL-UR- 28 29	RS4	C34
AL-UR- 29 30	RS4	RS
AL-UR- 30 31	RS4	RV
AL-UR- 31 32	RS7	C34
AL-UR- 32 33	RS7	RS
AL-UR- 33 34	RS7	S90
AL-UR- 34 35	RU11	RU
AL-UR- 35 36	RU15	RU
AL-UR- 36 37	RU24	RU
AL-UR- 37 38	RU29	RU
AL-UR- 38 39	RU29	S90
AL-UR- 39 40	RV11	RV
AL-UR- 40 41	RV15	C34
AL-UR- 41 42	RV15	RV
AL-UR- 42 43	RV15	S90
AL-UR- 43 44	RV7	RV
AL-UR- 44 45	RV7	S90
AL-UR- 45 46	S80	RU
AL-UR- 46 47	S86	S90
AL-UR-47	S86	S90
AL-UR-48	S94	M52

Section 2. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
AL-DN-1	.025	-
AL-DN-2	.125	-
AL-DN-3	.128	-
AL-DN-4	.25	-
AL-DN-5	.5	-
AL-DN-6	1	-
AL-DN-7	2	-
AL-DN-8	2.26	-
AL-DN-9	4	-
AL-DN-10	4.35	-
AL-DN-11	7.26	-
AL-DN-12	7.3	-
AL-DN-13	10.8	-

AL-DN-14	10.9	-
AL-DN-15	14.5	-
AL-DN-16	24	-
AL-DN-17	29	-

Section 3. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
AL-LS-1	10000	6000
AL-LS-2	-	6000
AL-LS-3	-	15000
AL-LS-4	-	1AC
AL-LS-5	.5AC	15000
AL-LS-6	1AC	6000
AL-LS-7	1AC	10000
AL-LS-8	1AC	15000
AL-LS-9	1AC	.5AC
AL-LS-10	2AC	15000
AL-LS-11	2AC	-
AL-LS-12	2AC	.5AC
AL-LS-13	2AC	1AC
AL-LS-14	4AC	-
AL-LS-15	4AC	1AC
AL-LS-16	8AC	6000
AL-LS-17	8AC	-
AL-LS-18	8AC	1AC
AL-LS-19	8AC	2AC
AL-LS-20	8AC	4AC

Section 4. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
AL-BT-1	A	C
AL-BT-2	A	W
AL-BT-3	C	K

AL-BT-4	C	L
AL-BT-5	C	W
AL-BT-6	F	L
AL-BT-7	T	K
AL-BT-8	W	C
AL-BT-9	W	K
AL-BT-10	W	L
AL-BT-11	C	E

Section 5. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Alpine Special Area Regulations Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
AL-SR-1	-	B
AL-SR-2	D	B,D
AL-SR-3	POR F	B, POR F

BONSALL

Section 6. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
BON-UR-1	A70	RV
BON-UR-2	A70	S80
BON-UR-3	A72	RU
BON-UR-4	C36	A70
BON-UR-5	C42	A70
BON-UR-6	RR.25	RR
BON-UR-7	RR.5	RR
BON-UR-8	RR1	RR
BON-UR-9	RS3	C30
BON-UR-10	RS3	C36
BON-UR-11	RS3	RS
BON-UR-12	RS4	RS
BON-UR-13	RS7	RS
BON-UR-14	RU15	RU

BON-UR-15	RV15	C40
BON-UR-16	RV15	RR
BON-UR-17	RV15	RV
BON-UR-18	RV3	RV
BON-UR-19	RV4	RV
BON-UR-20	RV7	RV
BON-UR-21	RV8	RV
BON-UR-22	RV7	A70

Section 7. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
BON-DN-1	.05	-
BON-DN-2	.1	-
BON-DN-3	.125	-
BON-DN-4	.25	-
BON-DN-5	.5	-
BON-DN-6	1	-
BON-DN-7	2	-
BON-DN-8	2.75	-
BON-DN-9	2.9	-
BON-DN-10	4	-
BON-DN-11	4.35	-
BON-DN-12	7.26	-
BON-DN-13	8	-
BON-DN-14	14.5	-
BON-DN-15	-	2.9

Section 8. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
BON-LS-1	-	15000
BON-LS-2	10AC	4AC
BON-LS-3	1AC	6000
BON-LS-4	1AC	4AC

BON-LS-5	20AC	6000
BON-LS-6	20AC	4AC
BON-LS-7	2AC	1AC
BON-LS-8	2AC	4AC
BON-LS-9	4AC	2AC
BON-LS-10	8AC	6000
BON-LS-11	8AC	2AC
BON-LS-12	8AC	4AC
BON-LS-13	6000	20AC

Section 9. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
BON-BT-1	C	K
BON-BT-2	C	L
BON-BT-3	C	W
BON-BT-4	K	C
BON-BT-5	P	C
BON-BT-6	W	C

Section 10. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Bonsall Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
BON-SR-1	-	B
BON-SR-2	-	B,C
BON-SR-3	-	B,C,POR F
BON-SR-4	-	C
BON-SR-5	B	-
BON-SR-6	B	B,C
BON-SR-7	B,D	B,C,D
BON-SR-8	B,POR F	B,C,POR F
BON-SR-9	F	C,F
BON-SR-10	POR F	POR F,C
BON-SR-11	POR F,B,D	POR F,B,C,D
BON-SR-12	S	C,S

BON-SR-13	B,D,P	D
BON-SR-14	F	B,C,F
BON-SR-15	POR F	B,C,POR F

CENTRAL MOUNTAIN - UNREPRESENTED

Section 11. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Unrepresented Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CM-U-DN-1	.05	-
CM-U-DN-2	.125	-
CM-U-DN-3	.25	-

CENTRAL MOUNTAIN - CUYAMACA

Section 12. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Cuyamaca Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CM-C-UR-1	A72	S80
CM-C-UR-2	RS1	RS
CM-C-UR-3	RS2	RS
CM-C-UR-4	RS4	RS

Section 13. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Cuyamaca Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CM-C-DN-1	.025	-
CM-C-DN-2	.05	-
CM-C-DN-3	.125	-
CM-C-DN-4	.2	-

CM-C-DN-5	.25	-
CM-C-DN-6	.5	-
CM-C-DN-7	1	-
CM-C-DN-8	2	-

Section 14. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CM-C-LS-1	2.5AC	2AC
CM-C-LS-2	8AC	2AC

CENTRAL MOUNTAIN - DESCANSO

Section 15. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Descanso Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CM-D-UR-1	A70	C40
CM-D-UR-2	A70	RR
CM-D-UR-3	RR.25	RR
CM-D-UR-4	RR.5	RR
CM-D-UR-5	RS.5	RS
CM-D-UR-6	RS1	RS
CM-D-UR-7	RS2	RS
CM-D-UR-8	RS3	RS
CM-D-UR-9	RS4	RS

Section 16. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Descanso Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CM-D-DN-1	.05	-
CM-D-DN-2	.125	-

CM-D-DN-3	.25	-
CM-D-DN-4	.5	-
CM-D-DN-5	1	-
CM-D-DN-6	2	-
CM-D-DN-7	3	-
CM-D-DN-8	4.3	-
CM-D-DN-9	4.35	-

Section 17. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Descanso Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CM-D-LS-1	2AC	.5AC
CM-D-LS-2	2AC	1AC

Section 18. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Descanso Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
CM-D-BT-1	C	L

Section 19. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Descanso Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
CM-D-SR-1	S, POR F	S, POR F, B

CENTRAL MOUNTAIN - PINE VALLEY

Section 20. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Pine Valley Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CM-PV-UR-1	C36	C34
CM-PV-UR-2	C40	M54
CM-PV-UR-3	C40	RR
CM-PV-UR-4	RR.25	RR
CM-PV-UR-5	RR.4	RR
CM-PV-UR-6	RR.4	RS
CM-PV-UR- 76	RR1	RR
CM-PV-UR-8	RS.4	RR
CM-PV-UR- 97	RS.4	RS
CM-PV-UR- 108	RS1	RS
CM-PV-UR- 119	RS2	C34
CM-PV-UR- 1210	RS2	RS
CM-PV-UR- 1311	S92	RR

Section 21. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Pine Valley Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CM-PV-DN-1	.05	-
CM-PV-DN-2	.125	-
CM-PV-DN-3	.25	-
CM-PV-DN-4	.4	-
CM-PV-DN-5	1	-
CM-PV-DN-6	2	29
CM-PV-DN-7	2	-

Section 22. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Pine Valley Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CM-PV-LS-1	-	.5AC
CM-PV-LS-2	1AC	.5AC
CM-PV-LS-3	2.5AC	8AC
CM-PV-LS-4	4AC	.5AC
CM-PV-LS-5	4AC	1AC

Section 23. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Central Mountain – Pine Valley Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
CM-PV-BT-1	W	L
CM-PV-BT-2	W	C
CM-PV-BT-3	C	L

COUNTY ISLANDS

Section 24. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CI-UR-1	A70	C30
CI-UR-2	A70	RU
CI-UR-3	A70	S94
CI-UR-4	A72	S94
CI-UR-5	RV15	RV
CI-UR-6	S87	C36
CI-UR-7	S87	RU
CI-UR-8	S87	S94

Section 25. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CI-DN-1	1	-
CI-DN-2	14.5	-
CI-DN-3	.4	-

Section 26. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Lot Size Changes Map

identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CI-LS-1	1AC	-
CI-LS-2	2.5AC	6000
CI-LS-3	2.5AC	10000
CI-LS-4	2.5AC	-

Section 27. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
CI-BT-1	C	-
CI-BT- <u>21</u>	C	E
CI-BT- <u>32</u>	C	K
CI-BT- <u>43</u>	C	L
CI-BT- <u>54</u>	C	M
CI-BT- <u>65</u>	C	N

Section 28. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Height Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
CI-HT-1	G	H

Section 29. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
CI-SB-1	D	J

Section 30. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the County Islands Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
CI-SR-1	-	C
CI-SR-2	-	B,C
CI-SR-3	F	-
CI-SR-4	-	B

CREST DEHESA

Section 31. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CD-UR-1	A70	S80
CD-UR-2	A72	RS
CD-UR-3	A72	S80
CD-UR-4	C36	RC
CD-UR-5	RR.5	RR
CD-UR-6	RR1	RR
CD-UR-7	RR2	RR
CD-UR-8	RS1	RS
CD-UR-9	RS2	RS
CD-UR-10	RS3	RS
CD-UR-11	RS4	C36
CD-UR-12	RS4	RS
CD-UR-13	RS4	S80
CD-UR-14	RV1	RV
CD-UR-15	RV2	RV

Section 32. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
CD-DN-1	.05	-
CD-DN-2	.1	-
CD-DN-3	.125	-
CD-DN-4	.25	-
CD-DN-5	.5	-
CD-DN-6	.69	-
CD-DN-7	.7	-
CD-DN-8	1	-
CD-DN-9	1.4	-
CD-DN-10	2	-
CD-DN-11	2.9	-
CD-DN-12	4.34	-
CD-DN-13	4.35	-

Section 33. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Crest-Dehesa Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CD-LS-1	2AC	1AC
CD-LS-2	4AC	10000
CD-LS-3	4AC	-
CD-LS-4	4AC	1AC
CD-LS-5	4AC	2AC

DESERT - UNREPRESENTED

Section 34. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Unrepresented Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
DES-U-UR-1	C42	C40
DES-U-UR-2	RR.5	RR
DES-U-UR-3	S87	S92
DES-U-UR-4	S92	C36

DES-U-UR-5	S92	C40
DES-U-UR-6	S92	S80

Section 35. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Unrepresented Desert Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
DES-U-DN-1	.025	-
DES-U-DN-2	.05	-
DES-U-DN-3	.125	-
DES-U-DN-4	.25	-
DES-U-DN-5	.5	-

Section 36. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Unrepresented Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
DES-U-LS-1	20AC	-
DES-U-LS-2	20AC	8AC
DES-U-LS-3	4AC	-
DES-U-LS-4	4AC	1AC
DES-U-LS-5	4AC	2AC
DES-U-LS-6	8AC	10000

Section 37. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Unrepresented Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
DES-U-SR-1	-	C
DES-U-SR-2	A	A,C

DESERT - BORREGO SPRINGS

Section 38. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Borrego Springs Use Regulation

Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
DES-BO-UR-1	C31	RR
DES-BO-UR-2	C36	RS
DES-BO-UR-3	C38	M54
DES-BO-UR-4	C42	C36
DES-BO-UR-5	C42	RR
DES-BO-UR-6	C42	RS
DES-BO-UR-7	M52	M54
DES-BO-UR-8	M52	RR
DES-BO-UR-9	RC	C42
DES-BO-UR-10	RR.25	RR
DES-BO-UR-11	RR.25	S92
DES-BO-UR-12	RR.5	RR
DES-BO-UR-13	RR1	RR
DES-BO-UR-14	RR1	RS
DES-BO-UR-15	RS1	RR
DES-BO-UR-16	RS1	RS
DES-BO-UR-17	RS1	S92
DES-BO-UR-18	RS2	RS
DES-BO-UR-19	RS3	C36
DES-BO-UR-20	RS3	RS
DES-BO-UR-21	RS3	S92
DES-BO-UR-22	RS4	RR
DES-BO-UR-23	RS4	RS
DES-BO-UR-24	RS7	RR
DES-BO-UR-25	RS7	RS
DES-BO-UR-26	RV11	RV
DES-BO-UR-27	RV20	RC
DES-BO-UR-28	RV20	RV
DES-BO-UR-29	RV3	RV
DES-BO-UR-30	RV4	RV
DES-BO-UR-31	RV6	RV
DES-BO-UR-32	RV7	RV
DES-BO-UR-33	S87	C42
DES-BO-UR-34	S87	RR
DES-BO-UR-35	S87	RS
DES-BO-UR-36	S87	S92
DES-BO-UR-37	S92	C42

DES-BO-UR-38	S92	RR
DES-BO-UR-39	S92	RS

Section 39. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Borrego Springs Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
DES-BO-AR-1	-	J

Section 40. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Borrego Springs Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
DES-BO-DN-1	.05	-
DES-BO-DN-2	.25	-
DES-BO-DN-3	.4	-
DES-BO-DN-4	.5	-
DES-BO-DN-5	1	-
DES-BO-DN-6	2	-
DES-BO-DN-7	2.9	-
DES-BO-DN-8	4.3	-
DES-BO-DN-9	4.35	-
DES-BO-DN-10	6	-
DES-BO-DN-11	7.3	-
DES-BO-DN-12	10	-
DES-BO-DN-13	10.9	-
DES-BO-DN-14	20	-
DES-BO-DN-15	.05	.25

Section 41. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Borrego Springs Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub Area No.	Old	New
DES-BO-LS-1	-	10000

DES-BO-LS-2	-	1AC
DES-BO-LS-3	1AC	10000
DES-BO-LS-4	1AC	15000
DES-BO-LS-5	2.5AC	15000
DES-BO-LS-6	2.5AC	1AC
DES-BO-LS-7	2.5AC	2AC
DES-BO-LS-8	20AC	4AC
DES-BO-LS-9	4AC	10000
DES-BO-LS-10	4AC	1AC
DES-BO-LS-11	10000	6000

Section 42. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Borrego Springs Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
DES-BO-BT-1	A	C
DES-BO-BT-2	C	I
DES-BO-BT-3	C	L
DES-BO-BT-4	C	W
DES-BO-BT-5	K	C
DES-BO-BT-6	K	L
DES-BO-BT-7	W	C

Section 43. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Borrego Springs Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
DES-BO-SB-1	O	C

Section 44. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Desert – Borrego Springs Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
DES-BO-SR-1	-	B
DES-BO-SR-2	-	B,C

DES-BO-SR-3	-	C
DES-BO-SR-4	H	C,H
DES-BO-SR-5	P	-
DES-BO-SR-6	P	C
DES-BO-SR-7	P	C,P

FALLBROOK

Section 45. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
FA-UR-1	A70	RV
FA-UR-2	RR.25	RR
FA-UR-3	RR.5	RR
FA-UR-4	RR1	RR
FA-UR-5	RR1.5	RR
FA-UR-6	RR2	C40
FA-UR-7	RR2	M52
FA-UR-8	RR2	RR
FA-UR-9	RR2	RU
FA-UR-10	RS1.17	RS
FA-UR-11	RS2.19	RS
FA-UR-12	RS2.32	RS
FA-UR-13	RS4	C40
FA-UR-14	RS4	RS
FA-UR-15	RS7	RS
FA-UR-16	RS7	RU
FA-UR-17	RS7	RV
FA-UR-18	RU14	RU
FA-UR-19	RU15	RU
FA-UR-20	RU24	RU
FA-UR-21	RU29	C36
FA-UR-22	RU29	C37
FA-UR-23	RU29	RU
FA-UR-24	RV10	RV
FA-UR-25	RV15	RV
FA-UR-26	RV3	RV
FA-UR-27	RV4	RV

FA-UR-28	RV7	RV
FA-UR-29	S90	C44

Section 46. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
FA-DN-1	.025	-
FA-DN-2	.1	-
FA-DN-3	.125	-
FA-DN-4	.24	-
FA-DN-5	.25	-
FA-DN-6	.5	-
FA-DN-7	1	-
FA-DN-8	1.17	-
FA-DN-9	1.5	-
FA-DN-10	2	-
FA-DN-11	2.19	-
FA-DN-12	2.32	-
FA-DN-13	2.75	-
FA-DN-14	2.9	-
FA-DN-15	4	-
FA-DN-16	4.35	-
FA-DN-17	7	-
FA-DN-18	7.26	-
FA-DN-19	7.3	-
FA-DN-20	10	-
FA-DN-21	14.5	-
FA-DN-22	15	-
FA-DN-23	24	-
FA-DN-24	29	-

Section 47. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
FA-LS-1	10000	6000

FA-LS-2	.5AC	6000
FA-LS-3	10AC	1AC
FA-LS-4	10AC	2AC
FA-LS-5	10AC	4AC
FA-LS-6	1AC	.5AC
FA-LS-7	20AC	2AC
FA-LS-8	2AC	1AC
FA-LS-9	4AC	2AC
FA-LS-10	8AC	4AC

Section 48. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
FA-BT-1	C	F
FA-BT-2	C	K
FA-BT-3	C	L
FA-BT-4	C	W

Section 49. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Floor Area Ratio Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Floor Area Ratio Changes

Sub-Area No.	Old	New
FA-FAR-1	-	.1

Section 50. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Fallbrook Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
FA-SR-1	-	B,C
FA-SR-2	-	C
FA-SR-3	A	A,C
FA-SR-4	B	B,C
FA-SR-5	B,D	B,C,D
FA-SR-6	B,P	B,C,P

FA-SR-7	B,POR F	B,C,POR F
FA-SR-8	D	C,D
FA-SR-9	D,P	C,D,P
FA-SR-10	F	C,F
FA-SR-11	H	C,H
FA-SR-12	P	C,P
FA-SR-13	POR F	POR F,C
FA-SR-14	SEE ORDINANCE	C,SEE ORDINANCE
FA-SR-15	P	B,C,P

JAMUL DULZURA

Section 51. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
JD-UR-1	A72	C30
JD-UR-2	A72	C36
JD-UR-3	A72	C40
JD-UR-4	C30	A72
JD-UR-5	C36	A70
JD-UR-6	C36	A72
JD-UR-7	C36	RR
JD-UR-8	C37	A72
JD-UR-9	M52	A72
JD-UR-10	RR.05	RR
JD-UR-11	RR1	A72
JD-UR-12	RR1	C30
JD-UR-13	RR1	C32
JD-UR-14	RR1	C36
JD-UR-15	RR1	C40
JD-UR-16	RR1	RR
JD-UR-17	S88	A72
JD-UR-18	RR.25	RR
JD-UR-19	RR.5	RR

Section 52. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
JD-AR-1	-	0

Section 53. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
JD-DN-1	.025	-
JD-DN-2	.05	-
JD-DN-3	.1	-
JD-DN-4	.125	-
JD-DN-5	.25	-
JD-DN-6	.4	-
JD-DN-7	.5	-
JD-DN-8	1	-
JD-DN-9	40	-
JD-DN-10	.125	1

Section 54. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
JD-LS-1	-	1AC
JD-LS-2	-	8AC
JD-LS-3	2AC	1AC
JD-LS-4	4AC	2AC
JD-LS-5	8AC	.9AC
JD-LS-6	8AC	2AC
JD-LS-7	8AC	4AC
JD-LS-8	1AC	8AC
JD-LS-9	1AC	.9AC
JD-LS-10	4AC	1AC

Section 55. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Building Type Changes Map

identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
JD-BT-1	-	C
JD-BT-2	C	L
JD-BT-3	T	E
JD-BT- 4 3	W	C
JD-BT- 5 4	C	W

Section 56. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Open Space Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
JD-OS-1	A	-

Section 57. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
JD-SR-1	-	B

JULIAN

Section 58. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
JU-UR-1	A70	C40
JU-UR-2	A70	S80
JU-UR-3	A72	S80
JU-UR-4	C32	M52
JU-UR-5	C32	RR

JU-UR-6	C36	A70
JU-UR-7	C36	M52
JU-UR-8	C37	M52
JU-UR-9	RR.5	RR
JU-UR-10	RR1	M52
JU-UR-11	RR1	RR
JU-UR-12	RR2	RR
JU-UR-13	RS1	RS
JU-UR-14	RS9	RS

Section 59. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Jamul-Dulzura Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
JU-DN-1	.025	-
JU-DN-2	.05	-
JU-DN-3	.125	-
JU-DN-4	.25	-
JU-DN-5	.5	-
JU-DN-6	1	-
JU-DN-7	2	-
JU-DN-8	9	-

Section 60. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
JU-LS-1	4AC	1AC
JU-LS-2	4AC	2AC
JU-LS-3	2AC	1AC
JU-LS-4	1AC	4AC

Section 61. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
JU-BT-1	C	W
JU-BT-2	L	C
JU-BT-3	L	W

Section 62. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Julian Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
JU-SR-1	-	B

LAKESIDE

Section 63. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LK-UR-1		RV
LK-UR-2	S94	M52
LK-UR-3	RV8	RV
LK-UR-4	RV7	RV
LK-UR-5	RV4	C30
LK-UR-6	RV4	C36
LK-UR-7	RV4	RU
LK-UR-8	RV4	RV
LK-UR-9	RV15	C36
LK-UR-10	RV15	M54
LK-UR-11	RV15	RV
LK-UR-12	RV11	RV
LK-UR-13	RU32	RU
LK-UR-14	RU31	RU
LK-UR-15	RU30	RU
LK-UR-16	RU29	C36
LK-UR-17	RU29	RU
LK-UR-18	RU24	C36

LK-UR-19	RU24	RU
LK-UR-20	RU13	C36
LK-UR-21	RU13	RU
LK-UR-22	RS7	C36
LK-UR-23	RS7	M54
LK-UR-24	RS7	RS
LK-UR-25	RS7	RU
LK-UR-26	RS7	RV
LK-UR-27	RS6	RS
LK-UR-28	RS4	C31
LK-UR-29	RS4	C36
LK-UR-30	RS4	M54
LK-UR-31	RS4	RS
LK-UR-32	RS4	RU
LK-UR-33	RS4	RV
LK-UR-34	RS3	RS
LK-UR-35	RS1	RS
LK-UR-36	RR2	RR
LK-UR-37	RR1.33	RR
LK-UR-38	RR1	M52
LK-UR-39	RR1	RR
LK-UR-40	RR.5	RR
LK-UR-41	RR.25	RR
LK-UR-42	RMH6	M52
LK-UR-43	RM15	RM
LK-UR-44	C38	M54
LK-UR-45	C37	M52
LK-UR-46	C37	M54
LK-UR-47	C37	RV
LK-UR-48	C36	RS
LK-UR-49	C34	RU
LK-UR-50	C32	C36
LK-UR-51	C32	RS
LK-UR-52	C31	RU
LK-UR-53	A70	C36
LK-UR-54	A70	M52
LK-UR-55	A70	M54
LK-UR-56	A70	M58
LK-UR-57	A70	RR
LK-UR-58	A70	RS

Section 64. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Animal Regulation Changes Map

identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
LK-AR-1		Q
LK-AR-2	X	-
LK-AR-3	A	Q

Section 65. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
LK-DN-1	.025	-
LK-DN-2	.125	-
LK-DN-3	.25	-
LK-DN-4	.5	-
LK-DN-5	1	-
LK-DN-6	1.33	-
LK-DN-7	1.6	-
LK-DN-8	2	-
LK-DN-9	2.9	-
LK-DN-10	4.3	-
LK-DN-11	5.8	-
LK-DN-12	6	-
LK-DN-13	7.26	-
LK-DN-14	7.3	-
LK-DN-15	8	-
LK-DN-16	10.9	-
LK-DN-17	12.6	-
LK-DN-18	14	-
LK-DN-19	14.5	-
LK-DN-20	15	-
LK-DN-21	24	-
LK-DN-22	29	-
LK-DN-23	30	-
LK-DN-24	32	-
LK-DN-25		-

Section 66. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
LK-LS-1		6000
LK-LS-2	7500	6000
LK-LS-3	10000	6000
LK-LS-4	15000	6000
LK-LS-5	15000	10000
LK-LS-6	-	6000
LK-LS-7	-	10000
LK-LS-8	.5AC	10000
LK-LS-9	1AC	6000
LK-LS-10	1AC	10000
LK-LS-11	1AC	-
LK-LS-12	1AC	.5AC
LK-LS-13	2AC	10000
LK-LS-14	2AC	-
LK-LS-15	2AC	.5AC
LK-LS-16	4AC	-
LK-LS-17	4AC	1AC
LK-LS-18	4AC	2AC
LK-LS-19	5AC	6000
LK-LS-20	8AC	6000
LK-LS-21	8AC	2AC
LK-LS-22	8AC	4AC

Section 67. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
LK-BT-1		C
LK-BT-2	A	K
LK-BT-3	A	W
LK-BT-4	C	K
LK-BT-5	C	L
LK-BT-6	C	P

LK-BT-7	C	W
LK-BT-8	F	L
LK-BT-9	G	L
LK-BT-10	K	L
LK-BT-11	K	P
LK-BT-12	K	W
LK-BT-13	T	K
LK-BT-14	T	P
LK-BT-15	T	W
LK-BT-16	W	C

Section 68. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Height Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
LK-HT-1		G
LK-HT-2	G	H

Section 69. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
LK-SB-1		J
LK-SB-2	J	O

Section 70. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Lakeside Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
LK-SR-1		-
LK-SR-2	-	B
LK-SR-3	-	B,C
LK-SR-4	-	B,C,D
LK-SR-5	-	C
LK-SR-6	A	A,C

LK-SR-7	B	BC
LK-SR-8	B,D	B,C,D
LK-SR-9	B,F	B,C,F
LK-SR-10	B,P	B,C,P
LK-SR-11	B,POR F	B,C,POR F
LK-SR-12	D	C,D
LK-SR-13	F	C,F
LK-SR-14	H	C,H
LK-SR-15	P	C,P
LK-SR-16	W	C,W

MOUNTAIN EMPIRE - UNREPRESENTED

Section 71. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Unrepresented Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-U-DN-1	.025	-
ME-U-DN-2	.05	-
ME-U-DN-3	.125	-
ME-U-DN-4	1	-

MOUNTAIN EMPIRE - BOULEVARD

Section 72. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Boulevard Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-B-UR-1	C36	RR
ME-B-UR-2	C36	S92
ME-B-UR-3	RMH6	C36
ME-B-UR-4	RMH9	C36
ME-B-UR-5	RR.125	RR
ME-B-UR-6	RR.5	C36
ME-B-UR-7	RR.5	RR
ME-B-UR-8	RRO	S92

ME-B-UR-9	RS4	RS
ME-B-UR-10	RV15	RR
ME-B-UR-11	S87	C36
ME-B-UR-12	S87	RR
ME-B-UR-13	S88	S92
ME-B-UR-14	S92	C36

Section 73. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Boulevard Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-B-DN-1	.025	-
ME-B-DN-2	.25	-
ME-B-DN-3	.4	-
ME-B-DN-4	.5	-
ME-B-DN-5	1	-
ME-B-DN-6	4	-
ME-B-DN-7	6	-
ME-B-DN-8	9	-
ME-B-DN-9	14.5	-

Section 74. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Boulevard Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
ME-B-LS-1	-	4AC
ME-B-LS-2	-	6000
ME-B-LS-3	-	8AC
ME-B-LS-4	10000	4AC
ME-B-LS-5	2.5AC	-
ME-B-LS-6	2.5AC	4AC
ME-B-LS-7	2.5AC	8AC
ME-B-LS-8	2AC	-
ME-B-LS-9	2AC	4AC
ME-B-LS-10	2AC	6000
ME-B-LS-11	4AC	11AC
ME-B-LS-12	6000	-

ME-B-LS-13	6000	4AC
ME-B-LS-14	6000	8AC
ME-B-LS-15	8AC	-
ME-B-LS-16	8AC	4AC

Section 75. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
ME- UB -BT-1	A	F
ME- UB -BT-2	C	F
ME- UB -BT-3	F	C

Section 76. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Boulevard Special Area Regulation Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Sub-Area No. Status Special Area Regulation

Sub-Area No.	Old	New
MR-B-SR-1	-	B

MOUNTAIN EMPIRE - CAMPO LAKE MORENA

Section 77. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Campo / Lake Morena Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-C-UR-1	C37	M52
ME-C-UR-2	M52	C40
ME-C-UR-3	RR1	C36
ME-C-UR-4	RR1	C37
ME-C-UR-5	RR1	RR
ME-C-UR-6	RR1	RS
ME-C-UR-7	RS4	RR
ME-C-UR-8	RS4	RS
ME-C-UR-9	RV7	RV
ME-C-UR-10	S92	C36

ME-C-UR-11

S92

M54

Section 78. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Campo / Lake Morena Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-C-DN-1	.025	-
ME-C-DN-2	.125	-
ME-C-DN-3	.25	-
ME-C-DN-4	1	-
ME-C-DN-5	4	-
ME-C-DN-6	7	-

Section 79. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Campo / Lake Morena Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
ME-C-LS-1	10000	6000
ME-C-LS-2	1AC	10000
ME-C-LS-3	1AC	-
ME-C-LS-4	1AC	.5AC
ME-C-LS-5	4AC	-
ME-C-LS-6	4AC	.5AC
ME-C-LS-7	4AC	1AC
ME-C-LS-8	4AC	2AC
ME-C-LS-9	8AC	1AC

Section 80. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Campo / Lake Morena Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
ME-C-BT-1	C	F
ME-C-BT-2	C	W

MOUNTAIN EMPIRE - JACUMBA

Section 81. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Jacumba Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-J-UR-1	C36	RR
ME-J-UR-2	C40	S92
ME-J-UR-3	RR1	C40
ME-J-UR-4	RR1	RC
ME-J-UR-5	RR1	RR

Section 82. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Jacumba Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-J-DN-1	.025	-
ME-J-DN-2	.05	-
ME-J-DN-3	.125	-
ME-J-DN-4	1	-

Section 83. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Jacumba Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
ME-J-LS-1	-	1AC
ME-J-LS-2	1AC	10000

Section 84. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Jacumba Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
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ME-J-BT-1	C	F
ME-J-BT-2	W	C

Section 85. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Jacumba Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
ME-J-SR-1	-	C

MOUNTAIN EMPIRE - POTRERO

Section 86. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Potrero Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-P-DN-1	.025	-
ME-P-DN-2	.05	-
ME-P-DN-3	.125	-

MOUNTAIN EMPIRE - TECATE

Section 87. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Tecate Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-T-UR-1	C36	S90
ME-T-UR-2	M50	S90
ME-T-UR-3	RC	S90
ME-T-UR-4	RR.5	RR
ME-T-UR-5	RR.5	S90
ME-T-UR-6	RR1	S90
ME-T-UR-7	S87	S90
ME-T-UR-8	S92	S90

Section 88. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Mountain Empire – Tecate Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
ME-T-DN-1	.5	-
ME-T-DN-2	.125	-

NORTH COUNTY METRO - UNREPRESENTED

Section 89. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Unrepresented Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NC-U-UR-1	A70	C40
NC-U-UR-2	A70	RU
NC-U-UR-3	A70	S80
NC-U-UR-4	C31	C36
NC-U-UR-5	C31	S94
NC-U-UR-6	C36	S94
NC-U-UR-7	RC	C36
NC-U-UR-8	RM14.5	RM
NC-U-UR-9	RM7	RM
NC-U-UR-10	RMH13	S94
NC-U-UR-11	RMH4	A72
NC-U-UR-12	RR.25	RR
NC-U-UR-13	RR.25	S80
NC-U-UR-14	RR.5	RR
NC-U-UR-15	RR1	A70
NC-U-UR-16	RR1	RR
NC-U-UR-17	RR1	RU
NC-U-UR-18	RR1	S80
NC-U-UR-19	RR2	RR
NC-U-UR-20	RR2	RS
NC-U-UR-21	RR2	RU
NC-U-UR-22	RR2	S94
NC-U-UR-23	RS1	RS
NC-U-UR-24	RS3	RS

NC-U-UR-25	RS4	RR
NC-U-UR-26	RS4	RS
NC-U-UR-27	RS4	RU
NC-U-UR-28	RS4	S94
NC-U-UR-29	RS6	RS
NC-U-UR-30	RS7	RS
NC-U-UR-31	RU24	RU
NC-U-UR-32	RU24	S94
NC-U-UR-33	RU29	C36
NC-U-UR-34	RU29	RU
NC-U-UR-35	RU29	S94
NC-U-UR-36	RV1	RV
NC-U-UR-37	RV10	RV
NC-U-UR-38	RV11	RV
NC-U-UR-39	RV15	RV
NC-U-UR-40	RV24	RV
NC-U-UR-41	RV4	RV
NC-U-UR-42	RV5	RV
NC-U-UR-43	RV6	RV
NC-U-UR-44	RV7	RV
NC-U-UR-45	RV9	RV
NC-U-UR-46	S92	A72
NC-U-UR-47	S92	RMH4
NC-U-UR-48	S92	S80
NC-U-UR-49		RR

Section 90. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Unrepresented Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
NC-U-AR-1		L
NC-U-AR-2	M	Q

Section 91. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Unrepresented Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NC-U-DN-1	.025	-
NC-U-DN-2	.1	-
NC-U-DN-3	.125	4
NC-U-DN-4	.125	-
NC-U-DN-5	.25	-
NC-U-DN-6	.29	-
NC-U-DN-7	.5	-
NC-U-DN-8	1	-
NC-U-DN-9	2	-
NC-U-DN-10	2.90	-
NC-U-DN-11	4	-
NC-U-DN-12	4.35	-
NC-U-DN-13	5	-
NC-U-DN-14	5.8	-
NC-U-DN-15	6	-
NC-U-DN-16	7.25	-
NC-U-DN-17	7.3	-
NC-U-DN-18	10.88	-
NC-U-DN-19	13	-
NC-U-DN-20	14.5	-
NC-U-DN-21	24	-
NC-U-DN-22	29	-
NC-U-DN-23		-

Section 92. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Unrepresented Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NC-U-LS-1	7500	6000
NC-U-LS-2	10000	6000
NC-U-LS-3	10000	15000
NC-U-LS-4	.5AC	6000
NC-U-LS-5	.5AC	15000
NC-U-LS-6	10AC	1AC
NC-U-LS-7	10AC	2AC
NC-U-LS-8	1AC	6000
NC-U-LS-9	1AC	15000

NC-U-LS-10	1AC	.5AC
NC-U-LS-11	1AC	2AC
NC-U-LS-12	1AC	4AC
NC-U-LS-13	2AC	.5AC
NC-U-LS-14	2AC	1AC
NC-U-LS-15	4AC	2AC
NC-U-LS-16	8AC	6000
NC-U-LS-17	8AC	2AC
NC-U-LS-18	8AC	4AC
NC-U-LS-19		.5AC

Section 93. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Unrepresented Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
NC-U-BT-1	C	A
NC-U-BT-2	C	L
NC-U-BT-3	C	W
NC-U-BT-4		C

Section 94. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Unrepresented Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
NC-U-SB-1		C
NC-U-SB-2	C	J

Section 95. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Unrepresented Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
NC-U-SR-1	-	B
NC-U-SR-2	-	B,P
NC-U-SR-3	-	C
NC-U-SR-4	-	C,P

NC-U-SR-5	-	P
NC-U-SR-6	D	C,D
NC-U-SR-7	P	C,P
NC-U-SR-8	-	

NORTH COUNTY METRO - HIDDEN MEADOWS

Section 96. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Hidden Meadows Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NC-HM-UR-1	A70	C35
NC-HM-UR-2	RR.5	RR
NC-HM-UR-3	RR1	RR
NC-HM-UR-4	RR2	RR
NC-HM-UR-5	RS1	RS
NC-HM-UR-6	RS2	RS
NC-HM-UR-7	RS3	C32
NC-HM-UR-8	RS3	RV <u>S</u>
NC-HM-UR-9	RS4	RS
NC-HM-UR-10	RS7 <u>V7</u>	RS <u>V</u>
NC-HM-UR-11	RV5	RV
NC-HM-UR-12	S87	A70
<u>NC-HM-UR-13</u>	<u>RS4</u>	<u>RV</u>

Section 97. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Hidden Meadows Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NC-HM-DN-1	.125	-
NC-HM-DN-2	.25	-
NC-HM-DN-3	.4	-
NC-HM-DN-4	.5	-
NC-HM-DN-5	1	-
NC-HM-DN-6	1.56	-
NC-HM-DN-7	1.96	-
NC-HM-DN-8	2	-

NC-HM-DN-9	2.9	-
NC-HM-DN-10	3.95	-
NC-HM-DN-11	3.96	-
NC-HM-DN-12	4.35	-
NC-HM-DN-13	5	-
NC-HM-DN-14	6.5	-
NC-HM-DN-15	7	-

Section 98. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Hidden Meadows Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NC-HM-LS-1	10000	6000
NC-HM-LS-2	10AC	6000
NC-HM-LS-3	1AC	.5AC
NC-HM-LS-4	2.5AC	1AC
NC-HM-LS-5	2AC	1AC
NC-HM-LS-6	4AC	2AC
NC-HM-LS-7	8AC	1AC
NC-HM-LS-8	8AC	4AC
NC-HM-LS-9	15000	6000
NC-HM-LS-10	4AC	1AC
NC-HM-LS-11	4AC	2AC

Section 99. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Hidden Meadows Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
NC-HM-BT-1	C	L

Section 100. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Hidden Meadows Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
NC-HM-SR-1	-	B

NC-HM-SR-2

B

B,C

NORTH COUNTY METRO - TWIN OAKS VALLEY

Section 101. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Twin Oaks Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NC-TO-UR-1	A70	C30
NC-TO-UR-2	A70	M54
NC-TO-UR-3	C36	C30
NC-TO-UR-4	M52	C30
NC-TO-UR-5	M52	C36
NC-TO-UR-6	RR.25	RR
NC-TO-UR-7	RR.5	RR
NC-TO-UR-8	RR1	M54
NC-TO-UR-9	RR1	RR
NC-TO-UR-10	RR2	RR

Section 102. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Twin Oaks Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
NC-TO-AR-1	Q	S
NC-TO-AR-2	S	Q

Section 103. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Twin Oaks Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NC-TO-DN-1	-	40
NC-TO-DN-2	.1	-
NC-TO-DN-3	.125	-
NC-TO-DN-4	.25	-
NC-TO-DN-5	.5	-

NC-TO-DN-6	1	-
NC-TO-DN-7	40	-

Section 104. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Twin Oaks Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NC-TO-LS-1	10AC	2AC
NC-TO-LS-2	2AC	1AC
NC-TO-LS-3	2AC	6000
NC-TO-LS- 34	4AC	-
NC-TO-LS-5	4AC	6000
NC-TO-LS- 46	4AC	2AC
NC-TO-LS-5	6000	-
NC-TO-LS- 67	6000	2AC
NC-TO-LS- 78	8AC	2AC

Section 105. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Twin Oaks Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
NC-TO-BT-1	C	W
NC-TO-BT-2	T	W
NC-TO-BT-3	W	T

Section 106. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Twin Oaks Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
NC-TO-SB-1	O	E
NC-TO-SB-2	E	O

Section 107. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North County Metro – Twin Oaks Special Area Regulations Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
NC-TO-SR-1	-	C
NC-TO-SR-2	A	A,C
NC-TO-SR-3	B	B,C
NC-TO-SR-4	-	B

NORTH MOUNTAIN - UNREPRESENTED

Section 108. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain – Unrepresented Use Regulation Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NM-U-UR-1	A70	C40
NM-U-UR-2	A70	S80
NM-U-UR-3	A72	S80
NM-U-UR-4	C36	A70
NM-U-UR-5	C36	C40
NM-U-UR-6	C37	C40
NM-U-UR-7	C37	RR
NM-U-UR-8	RR.25	A72
NM-U-UR-9	RR.25	C40
NM-U-UR-10	RR.25	RR
NM-U-UR-11	RR.25	S80
NM-U-UR-12	RR.5	RR
NM-U-UR-13	RR1	RR
NM-U-UR-14	S88	A72
NM-U-UR-15	S92	A70
NM-U-UR-16	S92	A72
NM-U-UR-17	S92	S80

Section 109. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain – Unrepresented Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
NM-U-AN-1	O	Q

Section 110. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain – Unrepresented Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NM-U-DN-1	.025	-
NM-U-DN-2	.05	-
NM-U-DN-3	.125	-
NM-U-DN-4	.25	-
NM-U-DN-5	.5	-
NM-U-DN-6	1	-

Section 111. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain – Unrepresented Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
NM-U-LS-1	-	15000
NM-U-LS-2	-	4AC
NM-U-LS-3	-	8AC
NM-U-LS-4	1AC	15000
NM-U-LS-5	40AC	15000
NM-U-LS-6	40AC	-
NM-U-LS-7	40AC	8AC
NM-U-LS-8	4AC	15000
NM-U-LS-9	4AC	8AC
NM-U-LS-10	8AC	4AC

Section 112. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain – Unrepresented Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
NM-U-BT-1	C	W
NM-U-BT-2	W	C

NORTH MOUNTAIN - PALOMAR MOUNTAIN

Section 113. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain – Palomar Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
NM-P-UR-1	RR.25	RR

Section 114. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the North Mountain – Palomar Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
NM-P-DN-1	.05	-
NM-P-DN-2	.125	-
NM-P-DN-3	.25	-

OTAY

Section 115. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Otay Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
O-UR-1	S87	A72
O-UR-2	S87	S80
O-UR-3	S88	S90

Section 116. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Otay Special Area Regulation Changes Map

identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
O-SR-1	-	C
O-SR-2	B	B,C
O-SR-3	B,POR G	B,C,POR G
O-SR-4	G	C,G
O-SR-5	P	C,P
O-SR-6	P,V	C,P,V
O-SR-7	POR G	C,POR G

PALA PAUMA VALLEY

Section 117. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala-Pauma Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
PP-UR-1	A70	S80
PP-UR-2	C36	A70
PP-UR-3	RR.5	C36
PP-UR-4	RR.5	RR
PP-UR-5	RR1	RR
PP-UR-6	RR2	RR
PP-UR-7	RS4	RS
PP-UR-8	RV2	RV

Section 118. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala-Pauma Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
PP-DN-1	.025	-
PP-DN-2	.1	-
PP-DN-3	.125	-
PP-DN-4	.25	-
PP-DN-5	.5	-

PP-DN-6	1	-
PP-DN-7	2	-
PP-DN-8	4.35	-
PP-DN-9	4	-

Section 119. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala-Pauma Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size

Sub-Area No.	Old	New
PP-LS-1	40AC	8AC
PP-LS-2	8AC	10000
PP-LS-3	8AC	4AC
PP-LS-4	40AC	-

Section 120. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pala-Pauma Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
PP-BT-1	W	C
PP-BT-2	C	T

PENDLETON DE LUZ

Section 121. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pendleton – DeLuz Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
PD-UR-1	RR2	A70
PD-UR-2	RR2	RR

Section 122. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pendleton – DeLuz Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
PD-DN-1	.125	-
PD-DN-2	.25	-
PD-DN-3	.5	-
PD-DN-4	2	-

Section 123. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Pendleton – DeLuz Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
PD-SR-1	-	C
PD-SR-2	A	A,C
PD-SR-3	D	C,D

RAINBOW

Section 124. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
RBW-UR-1	A70	C36
RBW-UR-2	A70	C44
RBW-UR-3	A70	M52
RBW-UR-4	A70	S80
RBW-UR-5	C36	RR
RBW-UR-6	C37	RR
RBW-UR-7	C44	A70
RBW-UR-8	RR1	RR

Section 125. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
RBW-DN-1	.1	-
RBW-DN-2	.125	-
RBW-DN-3	.25	-
RBW-DN-4	.5	-
RBW-DN-5	1	-
RBW-DN-6	40	-

Section 126. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
RBW-LS-1	-	1AC
RBW-LS-2	-	4AC
RBW-LS-3	2AC	-
RBW-LS-4	2AC	1AC
RBW-LS-5	4AC	1AC
RBW-LS-6	8AC	4AC

Section 127. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
RBW-BT-1	C	W
RBW-BT-2	T	C
RBW-BT-3	W	C

Section 128. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Open Space Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
RBW-OS-1	A	-
RBW-OS-2	-	A

RBW-OS-3 O A

Section 129. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rainbow Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
RBW-SR-1	-	C

RAMONA

Section 130. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
RM-UR-1	A70	M52
RM-UR-2	C31	A70
RM-UR-3	C31	C40
RM-UR-4	C31	RU
RM-UR-5	C31	RV
RM-UR-6	C34	RU
RM-UR-7	C34	RV
RM-UR-8	C36	A70
RM-UR-9	C36	RV
RM-UR-10	C37	C40
RM-UR-11	C37	M52
RM-UR-12	C37	RU
RM-UR-13	M52	A70
RM-UR-14	M54	A70
RM-UR-15	M54	C40 C37
RM-UR-16	M54	RU
RM-UR-17	RR2	RR
RM-UR-18	RS3	RS
RM-UR-19	RS4	RS
RM-UR-20	RS7	C34
RM-UR-21	RS7	RS
RM-UR-22	RS7	RV
RM-UR-23	RU24	RU

RM-UR-24	RV15	C36 C34
RM-UR-25	RV15	RV
RM-UR-26	S88	A70
RM-UR-27	S92	A70
RM-UR-28	RR2	RV

Section 131. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Animal Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
RM-AR-1	-	R
RM-AR-2	-	Q
RM-AR-3	Q	S
RM-AR-4	O	L

Section 132. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
RM-DN-1	.025	-
RM-DN-2	.1	-
RM-DN-3	.125	-
RM-DN-4	.16	-
RM-DN-5	.25	-
RM-DN-6	.5	-
RM-DN-7	1	-
RM-DN-8	2	-
RM-DN-9	3	-
RM-DN-10	4.35	-
RM-DN-11	5	-
RM-DN-12	7.26	-
RM-DN-13	7.35	-
RM-DN-14	14.5	-
RM-DN-15	24	-

Section 133. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Lot Size Changes Map identified as

Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
RM-LS-1	6000	-
RM-LS-2	6000	2.5AC
RM-LS-3	-	1AC
RM-LS-4	-	2AC
RM-LS-5	.5AC	6000
RM-LS-6	10AC	2AC
RM-LS-7	10AC	4AC
RM-LS-8	10AC	8.5AC
RM-LS-9	10AC	8AC
RM-LS-10	1AC	15000
RM-LS-11	1AC	.5AC
RM-LS-12	20AC	5AC
RM-LS-13	2AC	1AC
RM-LS-14	40AC	8AC
RM-LS-15	4AC	1AC
RM-LS-16	4AC	2.5AC
RM-LS-17	4AC	2AC
RM-LS-18	8AC	2AC
RM-LS-19	8AC	4AC
RM-LS-20	8AC	5AC

Section 134. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type

Sub-Area No.	Old	New
RM-BT-1	C	K
RM-BT-2	C	W
RM-BT-3	K	L
RM-BT-4	T	C
RM-BT-5	T	K
RM-BT-6	T	L
RM-BT-7	T	W
RM-BT-8	W	C
RM-BT-9	W	K
RM-BT-10	W	L

Section 135. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
RM-SB-1	M	O
RM-SB-2	O	J
RM-SB-3	V	C

Section 136. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Open Space Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Open Space Changes

Sub-Area No.	Old	New
RM-OS-1	G	-

Section 137. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Ramona Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
RM-SR-1	-	B
RM-SR-2	-	B,C
RM-SR-3	-	C
RM-SR-4	A	A,C
RM-SR-5	B	B,C
RM-SR-6	B, D3	B,C
RM-SR-7	B, D3	B,C,D3
RM-SR-8	B,D	B,C,D
RM-SR-9	B,D,D4	B,C,D,D4
RM-SR-10	B,D,D5	B,C,D,D5
RM-SR-11	B,D1,POR F,S	B,C,D1,POR F,S
RM-SR-12	B,D2,F	B,C,D2,F
RM-SR-13	B,D2,F,POR S	B,C,D2,F,POR S
RM-SR-14	B,D2,F,S	B,C,D2,F,S
RM-SR-15	B,D2,POR F	B,C,D3,POR F

RM-SR-16	B,D3	B,C,D3
RM-SR-17	B,D3,D5	B,C,D3,D5
RM-SR-18	B,D3,POR F	B,C,D3,POR F
RM-SR-19	B,D4	B,C
RM-SR-20	B,D4	B,C,D4
RM-SR-21	B,D5	B,C,D5
RM-SR-22	B,D5,H	B,C,D5,H
RM-SR-23	B,D6,POR F	B,C,D6,POR F
RM-SR-24	B,F,D2	B,C,D2,F,S
RM-SR-25	B,F,D2	B,C,D3,POR F
RM-SR-26	B,F,D2,D3	B,C,F,D2,D3
RM-SR-27	B,F,POR S	B,C,F,POR S
RM-SR-28	B,POR F,S	B,C,POR F,S
RM-SR-29	B,POR S	B,C,POR S
RM-SR-30	D	C,D
RM-SR-31	D,POR S	C,D,POR S
RM-SR-32	D2	C,D2
RM-SR-33	D2,F	C,D2,F
RM-SR-34	D2,POR F	C,D2,POR F
RM-SR-35	D8	C,D8
RM-SR-36	F	C,F
RM-SR-37	POR F	C,POR F
RM-SR-38	POR F,D2	C,POR F,D2
RM-SR-39	POR F,S	C,POR F,S
RM-SR-40	POR S	C,POR S
RM-SR-41	S	C,S
RM-SR-42	B, S	B,C,S

SAN DIEGUITO

Section 138. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SD-UR-1	A70	RR
SD-UR-2	A70	S80
SD-UR-3	RM29	RM
SD-UR-4	RR	S80
SD-UR-5	RR.125	RR

SD-UR-6	RR.125	S80
SD-UR-7	RR.16	RR
SD-UR-8	RR.2	RR
SD-UR-9	RR.25	S80
SD-UR-10	RR.3	RR
SD-UR-11	RR.33	RR
SD-UR-12	RR.5	RR
SD-UR-13	RR.5	S80
SD-UR-14	RR1	RR
SD-UR-15	RR1.5	RR
SD-UR-16	RR2	RR
SD-UR-17	RR2.5	RR
SD-UR-18	RS1	RS
SD-UR-19	RS2	RS
SD-UR-20	RS3	RS
SD-UR-21	RS3.5	RS
SD-UR-22	RS4	RS
SD-UR-23	RS5	RS
SD-UR-24	RS6	RS
SD-UR-25	RS7	RS
SD-UR-26	RS9	RS
SD-UR-27	RU11	RU
SD-UR-28	RU15	RU
SD-UR-29	RU29	RU
SD-UR-30	RU7	RU
SD-UR-31	RV1	RV
SD-UR-32	RV10	RV
SD-UR-33	RV12	RV
SD-UR-34	RV14	RV
SD-UR-35	RV15	RV
SD-UR-36	RV18	RV
SD-UR-37	RV2	RV
SD-UR-38	RV20	RV
SD-UR-39	RV3	RV
SD-UR-40	RV6	RV
SD-UR-41	RV7	RV
SD-UR-42	RV9	RV

Section 139. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
SD-DN-1	.1	-
SD-DN-2	.125	-
SD-DN-3	.166	-
SD-DN-4	.2	-
SD-DN-5	.25	-
SD-DN-6	.3	-
SD-DN-7	.33	-
SD-DN-8	.5	-
SD-DN-9	1	-
SD-DN-10	1.5	-
SD-DN-11	1.6	-
SD-DN-12	2	-
SD-DN-13	2.1	-
SD-DN-14	2.2	-
SD-DN-15	2.4	-
SD-DN-16	2.5	-
SD-DN-17	2.9	-
SD-DN-18	3	-
SD-DN-19	3.1	-
SD-DN-20	3.4	-
SD-DN-21	3.5	-
SD-DN-22	4	-
SD-DN-23	4.3	-
SD-DN-24	4.35	-
SD-DN-25	4.5	-
SD-DN-26	4.6	-
SD-DN-27	4.8	-
SD-DN-28	4.9	-
SD-DN-29	5.3	-
SD-DN-30	5.4	-
SD-DN-31	5.8	-
SD-DN-32	6	-
SD-DN-33	6.4	-
SD-DN-34	7	-
SD-DN-35	7.26	-
SD-DN-36	8.71	-
SD-DN-37	9	-
SD-DN-38	10	-
SD-DN-39	12	-
SD-DN-40	14	-

SD-DN-41	14.5	-
SD-DN-42	18	-
SD-DN-43	20	-
SD-DN-44	29	-
SD-DN-45	.35	-

Section 140. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
SD-LS-1	2AC	1AC
SD-LS-2	4AC	2AC
SD-LS-3	8AC	2AC
SD-LS-4	8AC	4AC

Section 141. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
SD-BT-1	B	C

Section 142. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the San Dieguito Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
SD-SR-1	R	F,R

SPRING VALLEY

Section 143. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SV-UR-1	A70	RS
SV-UR-2	C30	RS
SV-UR-3	C36	RR
SV-UR- 43	C36	RS
SV-UR- 54	C36	RU
SV-UR- 65	C36	S94
SV-UR- 76	C37	M52
SV-UR- 87	M52	RU
SV-UR- 98	M52	RV
SV-UR-10	M54	M52
SV-UR-11	M58	M52
SV-UR- 129	RM15	RM
SV-UR- 1310	RM7	RM
SV-UR- 1411	RR1	RR
SV-UR- 1512	RR2	RR
SV-UR- 1613	RR2	RU
SV-UR- 1714	RS2	RS
SV-UR- 1815	RS3	RS
SV-UR- 1916	RS4	C36
SV-UR- 2017	RS4	RS
SV-UR- 2118	RS4	RU
SV-UR- 2219	RS4	RV
SV-UR- 2320	RS5	RS
SV-UR- 2421	RS6	RS
SV-UR- 2522	RS7	RS
SV-UR- 2623	RS7	RU
SV-UR- 2724	RS7	RV
SV-UR- 2825	RS7	S94
SV-UR- 2926	RU22	RU
SV-UR- 3027	RU24	RU
SV-UR- 3128	RU29	RU
SV-UR- 3229	RV15	RV
SV-UR- 3330	RV27	RV
SV-UR- 3431	RV5	RV
SV-UR- 3532	RV6	RV
SV-UR- 3633	RV7	RV
SV-UR- 3734	RV8	RV
SV-UR- 3835	RV9	RV
SV-UR- 3936	S88	RS
SV-UR- 4037	RU29	S90

SV-UR-~~41~~38

C36

RMH

Section 144. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
SV-DN-1	.125	-
SV-DN-2	1	-
SV-DN-3	1.95	-
SV-DN-4	2	-
SV-DN-5	2.9	-
SV-DN-6	4.35	-
SV-DN-7	5	-
SV-DN-8	5.8	-
SV-DN-9	6	-
SV-DN-10	7	-
SV-DN-11	7.26	-
SV-DN-12	7.28	-
SV-DN-13	7.3	-
SV-DN-14	8	-
SV-DN-15	9	-
SV-DN-16	10.88	-
SV-DN-17	14.5	-
SV-DN-18	22	-
SV-DN-19	24	-
SV-DN-20	27	-
SV-DN-21	29	-
SV-DN-22	40	-

Section 145. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
SV-LS-1	8AC	6000
SV-LS-2	.5AC	10000
SV-LS-3	-	6000
SV-LS-4	6000	-

SV-LS-5	1AC	10000
SV-LS-6	.5AC	2AC
SV-LS-7	10000	6000
SV-LS-8	16AC	6000

Section 146. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
SV-BT-1	C	K
SV-BT-2	C	L
SV-BT-3	T	A
SV-BT-4	T	C
SV-BT-5	T	L
SV-BT-6	W	C
SV-BT-7	W	K
SV-BT-8	W	L

Section 147. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Spring Valley Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
SV-SR-1	-	B
SV-SR-2	-	B,C
SV-SR-3	-	C
SV-SR-4	B	-
SV-SR-5	B	B,C
SV-SR-6	B,D	B,C,D
SV-SR-7	B,D,E	B,C,D,E
SV-SR-8	B,D1	B,C,D1
SV-SR-9	B,D1,D2	B,C,D1,D2
SV-SR-10	B,D1,D2,H	B,C,D1,D2,H
SV-SR-11	B,D1,D7	B,C,D1,D7
SV-SR-12	B,D2	B,C,D2
SV-SR-13	B,H	B,C,H
SV-SR-14	B,S	B,C,S
SV-SR-15	D1	B,C, D2

SV-SR-16	D1	C,D1
SV-SR-17	D2,B	C,D2, B
SV-SR-18	H	C,H
SV-SR-19	S	C,S

SWEETWATER

Section 148. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
SW-UR-1	A70	S80
SW-UR-2	RR.5	RR
SW-UR-3	RR1	RR
SW-UR-4	RR1	RS
SW-UR-5	RR2	RR
SW-UR-6	RS3	RS
SW-UR-7	RS4	RS
SW-UR-8	RS4	RU
SW-UR-9	RS4	S80
SW-UR-10	RU29	RU
SW-UR-11	RV1	RV
SW-UR-12	RV2	RV
SW-UR-13	RV3	RV
SW-UR-14	S87	A70

Section 149. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
SW-DN-1	.125	-
SW-DN-2	.25	-
SW-DN-2	.25	-
SW-DN-3	.4	-
SW-DN-4	.5	-
SW-DN-5	1	-
SW-DN-6	2	-

SW-DN-7	2.9	-
SW-DN-8	3	-
SW-DN-9	4.35	-
SW-DN-10	29	-

Section 150. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
SW-LS-1	.5AC	10000
SW-LS-2	10000	6000
SW-LS-3	10000	4AC
SW-LS-4	1AC	10000
SW-LS-5	1AC	.5AC
SW-LS-6	2AC	.5AC
SW-LS-7	2AC	1AC
SW-LS-8	4AC	.5AC
SW-LS-9	8AC	10000
SW-LS-10	8AC	.5AC
SW-LS-11	8AC	4AC

Section 151. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
SW-BT-1	C	L

Section 152. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Sweetwater Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
SW-SR-1	-	B

Valle De Oro

Section 153. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
VDO-UR-1	A72	S80
VDO-UR-2	C36	C31
VDO-UR-3	C36	RR
VDO-UR-4	C37	M52
VDO-UR-5	RR.25	RR
VDO-UR-6	RR1	RR
VDO-UR-7	RR1	S80
VDO-UR-8	RR2	RR
VDO-UR-9	RS3	RS
VDO-UR-10	RS4	RS
VDO-UR-11	RS5	RS
VDO-UR-12	RS7	RS
VDO-UR-13	RU20	RU
VDO-UR-14	RU24	RU
VDO-UR-15	RU25	RU
VDO-UR-16	RU29	RU
VDO-UR-17	RU34	RU
VDO-UR-18	RV11	RV
VDO-UR-19	RV15	RV
VDO-UR-20	RV7	RV

Section 154. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Density Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
VDO-DN-1	.05	-
VDO-DN-2	.1	-
VDO-DN-3	.125	-
VDO-DN-4	.25	-
VDO-DN-5	.5	-
VDO-DN-6	1	-

VDO-DN-7	2	.5
VDO-DN-8	2	-
VDO-DN-9	2.9	-
VDO-DN-10	3	-
VDO-DN-11	4.3	-
VDO-DN-12	4.35	-
VDO-DN-13	5	-
VDO-DN-14	6.9	-
VDO-DN-15	7	-
VDO-DN-16	7.26	-
VDO-DN-17	10.89	-
VDO-DN-18	12	-
VDO-DN-19	14.5	-
VDO-DN-20	20	-
VDO-DN-21	24	-
VDO-DN-22	25	-
VDO-DN-23	29	20
VDO-DN-24	34	-
VDO-DN-25	40	4.3
VDO-DN-26	40	7.3
VDO-DN-27	40	-

Section 155. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VDO-LS-1	-	10000
VDO-LS-2	-	.5AC
VDO-LS-3	.5AC	2AC
VDO-LS-4	10AC	1AC
VDO-LS-5	1AC	.5AC
VDO-LS-6	8AC	2AC
VDO-LS-7	20AC	4AC
VDO-LS-8	4AC	1AC

Section 156. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
VDO-BT-1	T	C
VDO-BT-2	T	W

Section 157. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Height Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Height Changes

Sub-Area No.	Old	New
VDO-HT-1	P	G
VDO-HT-2	R	G
VDO-HT-3	R	J

Section 158. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valle de Oro Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
VDO-SR-1	-	B
VDO-SR-2	-	B,C
VDO-SR-3	-	C
VDO-SR-4	D2	C,D2
VDO-SR-5	D3	B, D3
VDO-SR-6	D3	B,C,D3
VDO-SR-7	D3	C,D3
VDO-SR-8	H,S	C,H,S
VDO-SR-9	S	C,S

VALLEY CENTER

Section 159. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Use Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
--------------	-----	-----

VC-UR-1	A70	C40
VC-UR-2	A70	M52
VC-UR-3	C34	RV
VC-UR-4	C36	S90
VC-UR-5	C40	A70
VC-UR-6	C40	M52
VC-UR-7	C40	RC
VC-UR-8	M52	C36
VC-UR-9	M52	RR
VC-UR-10	M54	RR
VC-UR-11	RR.5	C36
VC-UR-12	RR.5	M52
VC-UR-13	RR.5	RR
VC-UR-14	RR.5	RS
VC-UR-15	RR.5	RV
VC-UR-16	RR1	C36
VC-UR-17	RR1	RR
VC-UR-18	RR1	RS
VC-UR-19	RR1	S90
VC-UR-20	RR2	C30
VC-UR-21	RR2	C36
VC-UR-22	RR2	RR
VC-UR-23	RR2	RS
VC-UR-24	RR2	RV
VC-UR-25	RV2	RV
VC-UR-26	RV3	RV
VC-UR-27	RV6	RV
VC-UR-28	RV7	C36
VC-UR-29	RR.5	S90
VC-UR-30	RR.5	A70

Section 160. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Animal Regulation Changes Map identified as Document No. _____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

<u>Sub-Area No.</u>	<u>Old</u>	<u>New</u>
VC-AR-1	J	D

Section 1601. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Density Changes Map identified as Document No. _____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
VC-DN-1	.05	-
VC-DN-2	.1	-
VC-DN-3	.125	-
VC-DN-4	.25	-
VC-DN-5	.5	-
VC-DN-6	1	-
VC-DN-7	2	-
VC-DN-8	3	-
VC-DN-9	6	-
VC-DN-10	7.3	-

Section 1642. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Lot Size Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-1	.5AC	10000
VC-LS-2	.5AC	15000
VC-LS-3	.5AC	6000
VC-LS-4	10AC	2AC
VC-LS-5	10AC	4AC
VC-LS-6	1AC	10000
VC-LS-7	2AC	-
VC-LS-8	2AC	.5AC
VC-LS-9	2AC	15000
VC-LS-10	2AC	1AC
VC-LS-11	2AC	6000
VC-LS-12	4AC	2AC
VC-LS-13	8AC	2AC
VC-LS-14	8AC	4AC

Section 1623. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Building Type Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
VC-BT-1	C	K
VC-BT-2	C	L
VC-BT-3	C	W
VC-BT-4	K	L
VC-BT-5	L	K
VC-BT-6	T	W
VC-BT-7	W	C
VC-BT-8	W	L

Section 1634. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Setback Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
VC-SB-1	V	B

Section 1645. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Valley Center Special Area Regulation Changes Map identified as Document No._____, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
VC-SR-1	-	B

Section 1656. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.

Attachment D

Ordinance Amending the Zoning Ordinance

(Underline indicates addition)

(~~Strikeout~~ indicates deletion)

DRAFT

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE GENERAL PLAN UPDATE

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the Zoning Ordinance should be amended to be consistent with the General Plan Update. The amendments made by this ordinance are intended to revise references and to implement the San Diego County General Plan.

Section 2. Section 1110, DEFINITIONS (L), of the Zoning Ordinance is amended to read as follows:

Lot Area, Gross: The total area of a legally created parcel including:

1. All private streets and other easements (such as open space easements) where the underlying property is held in fee title.
2. The area to the centerline of any abutting Non-Circulation Mobility Element ~~Route-public street road~~ right-of-way, and
3. Only the 30 foot local interest portion of any abutting Circulation Mobility Element ~~Route-street road~~ right-of-way shall be included.
4. The area within any trail easement dedicated pursuant to the County Trails Program.

Section 3. Section 1110, DEFINITIONS (L), of the Zoning Ordinance is amended to read as follows:

Lot Area, Net: The gross area of a parcel minus:

1. The area of any street right-of-way,
2. Any fenced flood control or walkway easement. The area within any trail easement dedicated pursuant to the County Trails Program shall not be subtracted from the gross area of a parcel to calculate the Net Lot Area.
3. Irrevocable offers of dedication when the property is within an urban a Village classification of the General Plan; and

4. The area contained in the panhandle of a panhandle lot when the lot is in a zone where the minimum required lot size is 10,000 square feet or less.

Section 4. Section 2050, COMPATIBILITY MATRIX, of the Zoning Ordinance is added to read as follows:

2050 COMPATIBILITY MATRIX.

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Compatibility Matrix which expresses in graphic form the compatible Use Regulations contained in Sections 2100 through 2989, inclusive with the appropriate General Plan Land Use Designations.

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

USE REGULATIONS

Land Use Designations	RS	RD	RM	RV	RU	RRO	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94
	RS	RD	RM	RV	RU	RRO	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94
Village Residential																																			
Village Residential 30 (VR-30)	O	•	•	•	•	•		•	•		O		O	O													O	O	•	O	O	•	•	O	•
Village Residential 24 (VR-24)	O	•	•	•	•	•		•	•		O		O	O													O	O	•	O	O	•	•	O	•
Village Residential 20 (VR-20)	O	•	•	•	•	•		•	•		O		O	O													O	O	•	O	O	•	•	O	•
Village Residential 15 (VR-15)	O	•	•	•	•	•		•	•		O		O	O													O	O	•	O	O	•	•	O	•
Village Residential 10.9 (VR-10.9)	•	•	•	•	•	•		O	•		O		O	O													O	O	•	O	O	•	•	O	•
Village Residential 7.3 (VR-7.3)	•	•	•	•	•	•		O	•		O		O	O													O	O	•	O	O	•	•	O	•
Village Residential 4.3 (VR-4.3)	•	•	•	•	•	•	O	O	•																		O	O	•	O	O	•	•	O	•
Village Residential 2.9 (VR-2.9)	•	•	•	•	•	•	O	O	•																		O	O	•	O	O	•	•	O	•
Village Residential 2 (VR-2)	•	•	O	O	•	•	•	O	•																		O	O	•	O	O	•	•	O	•
Semi-Rural																																			
Semi-Rural 0.5 (SR-.05)	•	•	O	O	O	•	•	O	•																		O	O	•	O	O	•	•	O	•
Semi-Rural 1 (SR-1)	•	•	O	O	O	•	•	O	•																		O	O	•	O	O	•	•	O	•
Semi-Rural 2 (SR-2)	•	O				O	•	O	O						O			O		O							•	•	•	O	O	•	•	•	•
Semi-Rural 4 (SR-4)	O					O	•	O	O						O			O		O							•	•	•	O	O	•	•	•	•
Semi-Rural 10 (SR-10)	O					O	•	O	O						O			O		O							•	•	•	O	O	•	•	•	•
Rural Lands																																			
Rural Lands 20 (RL-20)							•		O						O			O		O							•	•	•	O	O	•	•	•	•
Rural Lands 40 (RL-40)							•		O						O			O		O							•	•	•	O	O	•	•	•	•
Rural Lands 80 (RL-80)							•		O						O			O		O							•	•	•	O	O	•	•	•	•
Rural Lands 160 (RL-160)							•		O						O			O		O							•	•	•	O	O	•	•	•	•
Commercial																																			
General Commercial (C-1)										•	O	•	•	•	•	O	O	O	•	•	•								•		•	•	•	•	•
Office Professional (C-2)										•	O	O	O	O	O	O	O	O	O	O	•							•		•	•	•	•	•	•
Neighborhood Commercial (C-3)										•	O	•	O	O	O	O		O	O	O	O							•		•	•	•	•	•	•
Rural Commercial (C-4)										O	O	•	O	O	O	O	O	•	•	•	O									•	•	•	•	•	•
Village Core Mixed Use (C-5)					O			O		•	•	•	•	•	•	•	•	O	•	O	•									•	•	•	•	•	•
Industrial																																			
Limited Impact Industrial (I-1)															O	O	O	O				•	•	O				•		•	•	•	•	•	•
Medium Impact Industrial (I-2)															O	•	•	•				O	•	•	•	O					•	•	•	•	•
High Impact Industrial (I-3)															O	O	O	O					O	•	•	•		•	•	•	•	•	•	•	•
Other																																			
Tribal Lands (TL)																																			
Federal and State Lands (F/SL)	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	•	•	O	•	•	O	•
Specific Plan Area (SPA)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Public/Semi-Public Facilities (P/SP)																													•	•		•	•	•	•
Open Space-Conservation (OS-C)																													•			•	•	•	•
Open Space-Recreation (OS-R)																													•			•	•	•	•

**MATRIX
LEGEND**

- Consistent Use Regulation
- O Special Circumstances

Section 5. Section 2100, RESIDENTIAL USE REGULATIONS, of the Zoning Ordinance is repealed as follows:

RESIDENTIAL USE REGULATIONS

RS# SINGLE FAMILY RESIDENTIAL USE REGULATIONS
 RD# DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS
 RM# MULTI-FAMILY RESIDENTIAL USE REGULATIONS
 RV# VARIABLE FAMILY RESIDENTIAL USE REGULATIONS
 —(~~# = Number which denotes approximate dwelling units per acre.~~)

2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two- family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

Section 6. Section 2140, URBAN RESIDENTIAL USE REGULATIONS, of the Zoning Ordinance is repealed as follows:

RU# URBAN RESIDENTIAL USE REGULATIONS

—(~~# = Number which denotes approximate dwelling units per acre.~~)

2140 INTENT.

The provisions of Section 2140 through Section 2149, inclusive, shall be known as the RU Urban Residential Use Regulations. The RU Use Regulations are intended to create and enhance areas where permanent family residential uses are permitted and institutional residential care uses are conditionally permitted and civic uses are permitted when they serve the needs of the residents. Typically, the RU Use Regulations would be applied to rural, suburban, or urban areas where adequate levels of public services are available. Various applications of the RU Use Regulations with appropriate development designators can create areas which have a single-family character or areas which, because of the scale of structures, are recognizable as high-density areas.

Section 7. Section 2180, RURAL RESIDENTIAL USE REGULATIONS, of the Zoning Ordinance is repealed as follows:

RR# RURAL RESIDENTIAL USE REGULATIONS

——(~~# = Number which denotes approximate dwelling units per acre.~~)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

Section 8. Section 2870, LIMITED CONTROL USE REGULATIONS, of the Zoning Ordinance is repealed as follows:

~~S87 LIMITED CONTROL USE REGULATIONS~~~~2870 INTENT.~~

~~The provisions of Section 2870 through Section 2879, inclusive, shall be known as the S87 Limited Control Use Regulations. The S87 Use Regulations are intended to provide limited controls on the use of property in portions of the unincorporated area of the County pending specific studies to enable rezoning of said area in conformance with the adopted General Plan.~~

~~2872 PERMITTED USES.~~

~~The following use types are permitted by the S87 Use Regulations:~~

~~a. Residential Use Types.~~

~~Family Residential~~

~~b. Civic Use Types.~~

~~Essential Services~~

~~Fire Protection Services (see Section 6905)~~

~~c. Agricultural Use Types.~~

~~Horticulture (all types)~~

~~Tree Crops~~

~~Row and Field Crops~~

~~Packing and Processing: Limited~~

~~2873 PERMITTED USES SUBJECT TO LIMITATIONS.~~

~~The following use types are permitted by the S87 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.~~

~~a. Commercial Use Types.~~

~~Animal Sales and Services: Veterinary (Large Animals) "6"~~

~~Animal Sales and Services: Veterinary (Small Animals) "6"~~

Usable Open Zones Space	Designators							
	Den- sity	Lot Size	ing Type	Build- Floor Area	Maximum F.A.R.	Height	Cover- age	Set- back
Residential I	R- <u>O</u>	R	R	O	0	R	0	R

Commercial I	O	O	R	O	O	R	O	R
Mfg/ Industrial X	X	O	R	O	O	R	O	R
Agricultural I	O	R	R	O	O	R	O	R
Special Use I	O	O	O	O	O	O	O	O

Key

R = Required. Designator shall always be included within the Development Regulations except that the lot size designator is optional when zone contains "P" designator under Special Area Regulations.

O = Optional. Designator may be included within the Development Regulations when deemed appropriate.

X = Prohibited. Designator shall not be included within the Development Regulations.

I = Designator shall be included within the Development Regulations when the multi-dwelling residential building type or the attached three to eight dwelling units residential building type is or may be permitted within the zone. (Refer to building type designator).

Section 10. Section 4105, DENSITY DESIGNATOR NOTATION, of the Zoning Ordinance is amended to read as follows:

4105 DENSITY DESIGNATOR NOTATION.

Density shall be indicated by an Arabic numeral indicating the actual maximum number of permitted dwelling units per net residential acre. Density may be expressed in decimal fraction notation, e.g. "3" and "3.5" indicating three and three and one-half dwelling units per net residential acre, respectively or a zero "0" density indicating no dwelling units are allowed. A dash ("-") shall indicate that ~~no dwelling units are allowed~~ no density is specified by zoning and that the General Plan shall be referred to in order to determine maximum allowed density. ~~This prohibition~~ A zero "0" density shall not apply to dwellings permitted by the Temporary Use Regulations or the Accessory Use Regulations (see sections 6156 and 6160).

Section 11. Section 4110, DENSITY REGULATIONS, of the Zoning Ordinance is amended to read as follows:

4110 DENSITY REGULATIONS.

- a. Specification of Density. The adopted San Diego County General Plan provides the maximum allowed residential density for residential land use designations. Maximum residential densities expressed in dwelling units per net residential acre

~~shall~~ may be established in zoning to regulate the density of residential development where densities are not specified in the General Plan or lesser densities than those in the General Plan are deemed appropriate. Any such density may be specified within the Development Regulations.

- b. Density Designator. In no case shall a density greater than ~~43 dwelling units per net residential acre~~ that allowed in the General Plan be specified.
- c. Minimum Density. Minimum densities may be applied to require a minimum level of residential development, when development is undertaken. Minimum residential density shall be expressed as the minimum dwelling units permitted per net residential acre and shall appear as an Arabic numeral which precedes the maximum residential density and which is separated by a dash ("-") from the maximum residential density. The notation for minimum density shall be the same as that specified for maximum density in Section 4105. A minimum residential density shall not be specified except in association with a maximum residential density.

Section 12. Section 4115, COMPUTATION OF PERMITTED NUMBER OF DWELLING UNITS, of the Zoning Ordinance is amended to read as follows:

4115 COMPUTATION OF PERMITTED NUMBER OF DWELLING UNITS.
The maximum number of dwelling units permitted within the exterior boundary lines of any subdivision or a single lot shall be equal to the product of the total of the net lot area of that subdivision, or lot expressed in acres multiplied by the applicable maximum density designator. The product shall be rounded off to the nearest whole number of dwelling units. A product with a fraction of one-half or less of a dwelling unit shall be rounded down to the nearest whole number of dwelling units except that a product of less than one dwelling unit shall be interpreted as permitting one dwelling unit. A product with a fraction of more than one-half of a dwelling unit shall be rounded up to the nearest whole number of dwelling units as long as the General Plan density is not exceeded. Maximum number of dwelling units derived from General Plan densities are based on gross lot area and may not be rounded up. The use of a dash ("-") as a density designator shall indicate ~~that no dwelling unit is allowed as a principal or secondary use~~ no density is specified by zoning and that the General Plan shall be referred to in order to determine maximum allowed density. ~~This prohibition~~ A zero "0" density shall not apply to dwellings permitted by the Temporary Use Regulations or the Accessory Use Regulations.

Section 13. Section 4210, LOT AREA REGULATIONS, of the Zoning Ordinance is amended to read as follows:

4210 LOT AREA REGULATIONS.

- a. Specification of Lot Area. Minimum lot areas shall be established to regulate the minimum area that lots or building sites must have before they may be developed, and any such minimum lot area may be specified within the development unit. ~~The adopted San Diego County General Plan shall serve to guide the specification of minimum lot area.~~

- b. Lot Area Designator. In no case shall a minimum lot area of less than 3,000 square feet be designated under the provisions of the Lot Area Regulations, except where a lesser lot area may be permitted under the provisions of the Planned Development Standards commencing at Section 6600, the provisions of Section 4230 relating to lot area averaging, or where otherwise excepted by this ordinance.

Section 14. Section 4220, MINIMUM LOT AREA REQUIREMENTS MET, of the Zoning Ordinance is amended to read as follows:

4220 MINIMUM LOT AREA REQUIREMENTS MET – SUBSTANDARD LOT
Any substandard lot or building site shall be deemed to meet an applicable minimum lot area requirement when:

- a. It existed as an entire lot, or as an entire parcel for which either a deed of record in the office of the County Recorder or a bona fide contract of sale was in full force and effect, prior to the date it was first zoned to the zone classification which caused it to be undersized; and
- b. It is not the result of a division of land in violation of any state law or county ordinance.

Section 15. Section 4221, MINIMUM LOT AREA REQUIREMENTS, NET OR GROSS, of the Zoning Ordinance is amended to read as follows:

4221 MINIMUM LOT AREA REQUIREMENTS, NET OR GROSS.
The net lot area of a lot shall be not less than the required minimum area prescribed by the lot area designator of the zone, ~~except as required in the S87 Use Regulations the required minimum area shall include the area to the centerline of adjacent streets and access easements and provided further that a lot or building site may have an area less than the Development Regulations require in the S87 Use Regulations~~, provided that one of the following requirements is satisfied:

[a. thru d., no change]

Section 16. Section 4835, PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS, of the Zoning Ordinance is amended to read as follows:

(following pages)

[a. thru f. only]

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
a. Accessory storage buildings, work and hobby shops except: outdoor swimming pools, private garages, carports, stands, living units and other habitable space; must meet setback per Section 4842. The combined area of all structures projecting into the setback shall not exceed 1,000 sq. ft.	Not permitted.	Permitted in agricultural, residential, §87 and S92 use regulations.	Not permitted.	Permitted in agricultural, residential §87 and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, §87 and S92 use regulations, but may not cover more than 50 percent of required yard in combination with all detached accessory structures.
b. Outdoor swimming pools; If indoor or the only structure on a lot or building site, it must meet main building setbacks.	Not permitted.	Permitted in agricultural, residential, §87 and S92 use.	Not permitted.	Permitted in agricultural, residential, §87 and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, §87 and S92 use regulations, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
c. Private detached garages and carports; must meet setback per Section 4842. The combined area of all structures projecting into the setback shall not exceed 1,000 sq. ft.	Permitted in agricultural and residential zones only if in conformance with regulations at Section 4837.	Permitted in agricultural, residential, S87 and S92 use regulations.	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in agricultural, residential, S87 and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures.
d. Living units including guest living quarters, enclosed pool houses, art or music studios and recreation rooms.	-----Not permitted-----				
e. Stands	Permitted where stands are allowed by Section 6156.	-----	-----Not permitted-----		
f. Solar collection devices	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height.	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures.

Section 17. Section 5025, LISTINGS OF DESIGNATORS, of the Zoning Ordinance is amended to read as follows:

5025 LISTINGS OF DESIGNATORS.
The following shall be used as appropriate.

<u>Designator</u>	<u>Special Area Designator</u>	<u>(See Section)</u>
A	Agricultural Preserve	5100-5110
B	Community Design Review Area	5750-5799
C	Airport Land Use Compatibility Plan Area	5250-5260
D	Design Review	5900-5910
E	Fault Displacement	5400-5406
F	Flood Plain	5500-5522
G	Sensitive Resource	5300-5349
H	Historic/Archaeological Landmark or District	5700-5747
J	Specific Historic District	5749
P	Planned Development	5800-5806
R	Coastal Resource Protection Area	5950-5957
S	Scenic	5200-5212
T	Unsewered Area	5960-5964
V	Vernal Pool Area	5850-5856
W	Flood Channel	5450-5472

Section 18. Section 5250-5260, AIRPORT LAND USE COMPATIBILITY PLAN AREA REGULATIONS, of the Zoning Ordinance is added to read as follows:

AIRPORT LAND USE COMPATIBILITY PLAN AREA REGULATIONS

5250 TITLE AND PURPOSE.

The provisions of Section 5250 through Section 5270, inclusive, shall be known as the Airport Land Use Compatibility Plan Area Regulations. The purpose of these provisions is to regulate land uses with portions of the unincorporated territory of the County of San

Diego located in Airport Influence Areas (AIAs) surrounding airports for which the San Diego County Regional Airport Authority (Authority) has adopted Airport Land Use Compatibility Plans (ALUCP or ALUCPs).

5252 APPLICATION OF AIRPORT LAND USE COMPATIBILITY PLAN DESIGNATOR.
The Airport Land Use Compatibility Plan Area Regulations shall be applied to properties located in unincorporated County territory with AIAs set forth in the ALUCPs adopted for the following airports: Agua Caliente Airport, Borrego Valley Airport, Brown Field, Fallbrook Community Airpark, Gillespie Field, Jacumba Airport, Montgomery Field, Oceanside Municipal Airport, Ocotillo Airport, McClellan-Palomar Airport, MCAS-Miramar, MCAS-Pendleton, Ramona Airport and San Diego International Airport.

5254 USE OF AIRPORT LAND USE COMPATIBILITY PLANS
ALUCPs provide compatibility policies and criteria applicable to properties located within AIAs. New development, redevelopment, expansions, conversions and other uses of land located within the AIA of an adopted ALUCP for which County approval or permit are required shall be reviewed against the established criteria and policies of the ALUCP. Unless the property is already devoted to the proposed incompatible use or the ALUCP is overridden by the County in a manner which renders the use compatible with the ALUCP, the proposal, must comply with the established policies and criteria of the applicable ALUCP. ALUCPs are available at the Department of Planning and Land Use and from the Authority.

5256 PROJECTS SUBJECT TO AUTHORITY REVIEW
Land use actions within the scope of California Public Utilities Code (PUC) Sections 21661.5, 21664.4, 21676(c), 21675.1 and 21676.5 or any successor or supplementing statutes thereto must be submitted to the Authority. The PUC currently requires Authority review for the following actions:

- (i) adoption or amendments to general and specific plans;
- (ii) adoption or amendment of zoning, building, and other land use ordinances and regulations within the AIA;
- (iii) adoption and amendment of Airport Master Plans;
- (iv) construction plans for new airports;
- (v) any airport expansion plans (including the construction of a new runway, the extension or realignment of an existing runway, and the acquisition of Runway Protection Zones);
- (vi) all actions, regulations and permits when the Authority has not adopted an ALUCP for an airport; and
- (vii) all actions, regulations and permits when a local agency has not modified a general or specific plan to bring it into conformance with an adopted ALUCP or overruled the Authority in the manner required by PUC Section 21676.5.

The County may, in its discretion, require submittal of projects to the Authority for review when review is not required by the PUC.

5258 OVERRIDING AIRPORT COMPATIBILITY PLANS

The County consistent with the PUC may overrule land use policies and criteria in the adopted ALUCPs that would otherwise be applicable to unincorporated territory over which the County retains land use authority by taking the following steps:

- (i) holding a public hearing;
- (ii) making specific findings that the proposed action is consistent with the requirements of the State Aeronautics Act, PUC Section 21670, et seq; and
- (iii) approval of the proposed action by a two-thirds vote of the County Board of Supervisors. (See, for example, PCC Section 21676 and 21676.5.)

5260 DEVELOPMENT OF LAND DEVOTED TO INCOMPATIBLE USE

Land devoted to an incompatible use prior to approval of an ALUCP may be used in accordance with this pre-existing use even if inconsistent with the ALUCP. To ascertain whether or not an incompatible use was established prior to the adoption of an ALUCP requires a careful review of the status of development entitlements, the scope and nature of development or redevelopment, and Authority policies which may be applicable to infill, reconstruction and other activities that may be deemed an existing incompatible use. Incompatible use determinations are fact sensitive and will be made on a case by case basis by the Director, Department of Planning and Land Use, with input from the Authority when required.

Section 19. Section 5307, USE REGULATIONS AND DEVELOPMENT STANDARDS, of the Zoning Ordinance is amended to read as follows:

5307 USE REGULATIONS AND DEVELOPMENT STANDARDS

In addition to any applicable use regulations, development standards and review criteria contained in The Zoning Ordinance or other County ordinances, the following regulations shall apply to development subject to the Sensitive Resource Area Regulations:

[a. thru c., no change]

- d. Steep Slope Lands. No development, grading, excavation, or deposit of soil or other material, on Steep Slope Lands shall be permitted except as follows:
 - 1. Project Design and Open Space to Protect Steep Slopes. In designing lot configuration on steep slope lands in all land use designations, parcels shall be created in a manner which minimizes encroachment onto steep slopes. Where 10 percent or more of a lot contains steep slope lands, that portion of the lot containing such lands shall be placed in an open space easement, unless the lot is equal to or greater than 40 acres.

The open space easement shall not include any area of encroachment within the limits of the encroachment table at subparagraph (i) below. The terms of the open space easement shall provide for sufficient encroachments necessary for access, clearing, and all exceptions to the encroachment limitations identified at subparagraph (ii) below. New agricultural operations with approved grading or clearing permits will also be allowed in such open space easements, provided any other type of

sensitive lands present are protected as required by the applicable sections of this Ordinance.

- i. For all types of projects the maximum encroachment that may be permitted into steep slope areas shall be as set forth in the following table. This encroachment may be further reduced due to environmental concerns or other design criteria.

Twenty-five Percent
Slope Encroachment Allowance

Percent of Lot in Slopes of Twenty-five Percent Grade and Greater	Maximum Encroachment Allowance As Percentage of Area in Slopes of Twenty-five Percent or Greater
75% or less	10%
80%	12%
85%	14%
90%	16%
95%	18%
100%	20%

- ii. Notwithstanding the provisions of paragraph (i) above, the following types of development shall be allowed on steep slopes and shall not be subject to the encroachment limitations set forth above:
 - a) All public roads identified in the Circulation Mobility Element of the County General Plan or adopted Community or Subregional Plans, provided that findings are made by the hearing body approving the application that no less environmentally damaging alternative alignment or non-structural alternative measure exists.
 - b) Local public streets or private roads and driveways which are necessary for access to the portion of the site to be developed on slopes of less than twenty-five percent, provided no less environmentally damaging alternative exists. The determination of whether or not a proposed road or driveway qualifies for an exemption, in whole or in part, shall be made by the Director of Planning and Land Use based upon an analysis of the project site.
 - c) Public utility systems, provided that findings are made that the least environmentally damaging alignment has been selected.
 - d) Areas with native vegetation, which are cleared or trimmed to protect existing or proposed structures in potential danger from fire, provided that the area of such clearance

is the minimum necessary to comply with applicable fire codes or orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.

- e) Trails for passive recreational use according to approved park plans.
- f) A minimum disturbed area of (i) twenty percent of the entire lot, or (ii) sufficient area to accommodate 3,000 square feet of building footprint (whichever is greater) shall be permitted to provide for reasonable use of existing lots.
- g) Any ongoing existing agricultural operation, such as the cultivation, growing and harvesting of crops and animals. Land left fallow for up to three years shall be considered to be existing agricultural operations.

2. Waiver of Open Space Easement. The steep slope open space easement requirement may be waived when the authority considering the site plan application makes the following findings:

- i. The slope is an insignificant visual feature and isolated from other land forms, or surrounding properties have been developed on steep slopes such that this project would be considered "infill;" and
- ii. The property is zoned for .5 acre lots or smaller at the time the application was made, or a concurrent rezone has been filed; and
- iii. The greater encroachment is consistent with the goals and objectives of the applicable community plan.
- iv. Site Plan review is required, to ensure consistency of design with these regulations.

[e. thru f., no change]

Section 20. Section 5800, TITLE AND PURPOSE, of the Zoning Ordinance is amended to read as follows:

PLANNED DEVELOPMENT AREA REGULATIONS

5800 TITLE AND PURPOSE.

The provisions of Section 5800 through Section 5849, inclusive, shall be known as the Planned Development Area Regulations. The purpose of these provisions is to insure the following: 1) the preservation of land areas within the unincorporated territory of San Diego County which possess unique characteristics and features of a geographical, geological, topographical, environmental, agricultural, scenic or historical nature; and/or 2) to permit a more creative and imaginative design for development of any area than is generally possible under conventional zoning regulations which will result in more

economical and efficient use of land while providing a higher level of amenities associated with development in Village areas and greater preservation of open space in rural areas.

Section 21. Section 5953, EXCEPTIONS, of the Zoning Ordinance is amended to read as follows:

5953 EXCEPTIONS.

The following uses and activities are exempt, except as otherwise specified, from the provisions of the Coastal Resource Protection Regulations.

[a. thru e., no change]

- f. Except for provisions of Section 5955, the construction of roads shown on the ~~Circulation~~ Mobility Element of the San Diego County General Plan.

Section 22. Section 6124, TEMPORARY OUTDOOR SALES, of the Zoning Ordinance is amended to read as follows:

6124 TEMPORARY OUTDOOR SALES.

Temporary outdoor sales, incidental to the existing commercial uses on the site, may be allowed in compliance with all of the following provisions:

- a. Seasonal sales of pumpkins or Christmas trees. The establishment of a temporary sales lot for the seasonal sale of pumpkins or Christmas trees associated with a recognized holiday is allowed subject to all of the following:
 - 1. Location. The sales lot area shall be located on a paved site with an existing commercial or industrial development within the C34, C35, C36, C37, C40, C42, M52, M54, M58 Use Regulations, ~~on developed commercial sites in the S87 Use Regulations~~ or in designated commercial developments in planned developments or specific plans, unless otherwise prohibited. Sales lots are not allowed on vacant properties.

[2. thru 8., no change]

This subsection shall not authorize activities otherwise regulated pursuant to Section 6106.

- b. Vehicles, Trailers or Boats. The establishment of a temporary sales lot for the sale of motorized vehicles (including new or used automobiles and recreational vehicles), trailers or boats is allowed, subject to all of the following:
 - 1. Location. The sales lot may be located on any paved site with an existing commercial or industrial development within the C34, C35, C36, C37, C40, M54, M56 and M58 Use Regulations, ~~on developed commercial sites in the S87 Use Regulations~~ or in designated commercial developments in planned developments or specific plans where Automotive and Equipment: Sales and Rentals, Light Equipment are a permitted use. Sales lots are not allowed on vacant properties.

[2. thru 7., no change]

Section 23. Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES, of the Zoning Ordinance is amended to read as follows:

[a. thru g., no change]

h. Barns and Agricultural Storage Buildings shall be limited as follows:

[1. no change]

2. In zones subject to the RR Use Regulations (requiring a one acre or larger lot area), A70, A72, ~~S87~~ and S92 Use Regulations, barns and agricultural storage buildings shall be limited in height to one story not to exceed 12 feet. Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed that permitted by Section 4620(e). A maximum floor area of 1000 square feet is permitted where the lot is less than one acre gross. A maximum floor area of 1500 square feet is permitted where the lot is one acre but less than 2 acres gross, and 2000 square feet is permitted where the lot is 2 to 4 acres gross. An additional 200 square feet of floor area is permitted for each acre over 4 acres up to a maximum of 5000 square feet.

[3. no change]

i. Offices. Offices are permitted only in zones subject to the A70, A72, ~~S87~~, S90, and S92 Use Regulations.

[j. no change]

k. Guest Living Quarters. In the A70, A72, RR, ~~S87~~, S90 and S92 Use Regulations, one guest living quarters is allowed on a legal lot. In the RS, RV, RU, RRO and S88 Use Regulations, one guest living quarters is allowed on a legal lot not less than 20,000 square feet in net area. One guest living quarters may be permitted in the RS, RV, RU, RRO and S88 Use Regulations upon issuance of an Administrative Permit on a legal lot which has a net area of less than 20,000 square feet. Guest living quarters are not permitted in other zones. Guest living quarters shall comply with all of the following requirements:

[1. thru 5., no change]

See subsection ii. for an illustrative matrix comparing Second Dwelling Units and Guest Living Quarters.

[l. thru p., no change]

q. Roadside Sales of Agricultural Products. Operation of an agricultural stand for the display and sale of agricultural products produced on the premises shall be permitted only as follows:

1. Agricultural stands are permitted only in the RR Use Regulations on lots one acre or larger, and in the A70, A72, ~~S87~~, S90 and S92 Use Regulations.

[2. thru 10., no change]

[r. thru t., no change]

- u. Farm Employee Housing. In the RR, A70, A72, S80, ~~S87~~, S88, S90, and S92 Use Regulations, farm employee housing is an allowed accessory use to Commercial Agriculture on the same parcel on which the housing is located or on another parcel under the same ownership, provided that:

[1. thru 10., no change]

- v. Horticultural Sales. In all residential, agricultural, and ~~S87~~, S88, and S92 Use Regulations, the retail sale of horticultural and floricultural products and their related gardening items in conjunction with and upon the premises of a growing nursery is permitted upon issuance of a Minor Use Permit.

[w. thru zz., no change]

Section 24. Section 6205, OFF-PREMISE SIGNS, of the Zoning Ordinance is amended to read as follows:

6205 OFF-PREMISE SIGNS.

Off-premise signs may be erected, constructed, placed or maintained only in the locations specified herein and in accordance with an Administrative Permit. No application shall be accepted which is not accompanied by evidence of current approval by the applicable section of the Outdoor Advertising Act, Division 3 of the Business and Professions Code, State of California.

- a. Permitted Locations: Off-premise signs may be placed only in the following locations, unless otherwise prohibited:
 1. On a lot or parcel in zones subject to the C37, C38, M54 and M58 Use Regulations.
 2. ~~On a lot or parcel subject to the S87 Use Regulations that in the judgment of the Director, constitutes a clearly established commercial or industrial area or located within 200 feet of such area.~~

[b. thru k., no change]

Section 25. Section 6261, ON-PREMISE SIGNS REGULATED, of the Zoning Ordinance is amended to read as follows:

6261 ON-PREMISE SIGNS REGULATED.

Except for the signs specified in Sections 6252, 6259, 6268 and 6269, on- premise signs may be erected, constructed, placed, created by painting, structurally altered, relocated

or maintained provided that a building permit has been issued subject to the following provisions:

- a. Permitted Locations. On-premise signs may be placed in the following locations, unless prohibited:
 - 1. On premises subject to the C34, C35, C36, C37, C38, C40, C42, C44, M50, M52, M54, and M58 Use Regulations.
 - 2. ~~On premises upon which a commercial or industrial use type legally exists subject to the S87 Use Regulations.~~
 - 3. ~~2.~~ On premises in any zone where a nonconforming commercial or industrial use type exists.
 - 4. ~~3.~~ Fallbrook Village Zones.

[b. thru d., no change]

- e. Lighting. Signs may be illuminated unless otherwise specified, provided such signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the property lines. Neon signs are permitted provided they do not flash. Signs making use of lights to convey the effect of movement, or flashing, intermittent or variable intensity lighting shall not be permitted, except as allowed herein. Electronic or electrically controlled signs that contain a moving message, or a message that appears to move, shall be allowed only upon issuance of an Administrative Permit, and shall be additionally subject to the following limitations:
 - 1. The characters incorporated into the message shall not change in intensity, hue or size as they move across the sign.
 - 2. Such signs shall be limited to the C36, C37, M52, M54, and M58 zones within the ~~Current Urban Development Area as shown on the~~ Village Regional Category of the Land Use Element of the General Plan, and to properties abutting streets that are categorized ~~or in~~ in the Circulation Mobility Element of the General Plan as Community, Light or Minor Collector Roads, Boulevard, Major Roads, Prime Arterial or Expressway.
 - 3. Such signs shall not be allowed in areas subject to the S Scenic Special Area Regulations Designator.
 - 4. The Site Plan waiver provisions of Section 7156(b). shall not be applied to any Site Plan proposing such signs.
 - 5. The Administrative Permit application shall be provided to the Director of Public Works for review and recommendation, including appropriate limits on the intensity of lights allowed and that the location and design of the sign shall not create a traffic hazard, prior to final action.

- f. Movement. No signs shall move or rotate, nor display any moving and/or rotating parts. Wind propellers and other noise creating devices shall not be permitted.

Section 26. Section 6263, FREESTANDING SIGNS, of the Zoning Ordinance is amended to read as follows:

6263 FREESTANDING SIGNS.

[a. and b., no change]

- c. Height.

1. A freestanding sign shall not exceed a height measured from the ground of:
 - i. Eight feet in zones within the California Coastal Zone except that freeway oriented signs shall be subject to the hereinafter specified height limits pertaining to such signs;
 - ii. Twenty feet in zones subject to the Scenic Area and Historic/Archaeological Landmark and District Regulations;
 - iii. Twenty-five feet in any zone subject to the C34, C35, C36, C40, C42, C44, M50, and M52 ~~and S87~~ Use Regulations; or
 - iv. Thirty-five feet in any zone subject to the C37, C38, M54 and M58 Use Regulations.
 - v. Six feet in Fallbrook Village Zones V1, V2, V3, V4 and V5.
2. A freeway-oriented sign may be increased 10 feet above the height specified in paragraph 1 above.

[d. and e., no change]

Section 27. Section 6332, SITE SELECTION CRITERIA, of the Zoning Ordinance is amended to read as follows:

6332 SITE SELECTION CRITERIA.

A heliport, helipad or helistop shall meet the following site location criteria:

[1. thru 6., no change]

7. Heliports and helipads shall be located within 0.5 miles of an existing expressway freeway, prime arterial, or major road or boulevard shown as noted in the Circulation Mobility Element of the General Plan.
8. These criteria are waived for takeoff and landing areas that meet the definition of "Incidental Landing Area" as defined in this ordinance.

Section 28. Section 6402, GENERAL STANDARDS, of the Zoning Ordinance is amended to read as follows:

6402 GENERAL STANDARDS.

- a. Minimum Site Area. Each resort services use shall occupy a site not less than 5 acres in area.
- b. Density. A resort services use shall not have a density of transient habitation units greater than the higher of the following:
 1. Five transient habitation units per acre, or
 2. The number specified by the applicable Density Designator or the General Plan.

[c. thru h., no change]

Section 29. Section 6536, GENERAL STANDARDS: MINI-MOBILEHOME PARKS, of the Zoning Ordinance is amended to read as follows:

6536 GENERAL STANDARDS: MINI-MOBILEHOME PARKS.

- a. Density. A mini-mobilehome park shall conform to the applicable Density Regulations commencing at Section 4100.
- b. Reclassification. Prior to occupancy of any mini-mobilehome park, the owner shall obtain a zone reclassification to a zone which includes the RMH Use Regulations and the "A" Building Designator. Such reclassification requirement may be waived by the Director when a mobilehome subdivision application is filed concurrently with the related use permit application ~~or for mobilehome parks approved pursuant to Policy 3.8 of the Land Use Element of the General Plan~~ or for a mini-mobilehome park with less than nine units.
- c. Factory-Built Housing. Factory-built housing shall be attached to a permanent foundation system and conform to all other requirements of Section 18611 of the Health and Safety Code.

Section 30. Section 6624, LOT SIZE, of the Zoning Ordinance is amended to read as follows:

6624 LOT SIZE.

The Lot Size Regulations commencing at Section 4200 shall not apply in a planned development; provided, however, that all required findings can be made pursuant to Section 7350:

- a. ~~Within the RR, A70 and A72 use regulations the minimum lot size shall be 50 percent of the minimum lot size requirement of the applicable zone (provided that any applicable General Plan Land Use Element lot size standards are satisfied). Within the RS use regulations the minimum lot size shall be 60 percent of the minimum lot size requirement of the applicable zone, except that no lot shall be less than 5,000 square feet; and~~
- b. ~~Each lot containing a mobile home shall have a minimum of 3,000 net square feet.~~

Section 31. Section 6627, BUILDING TYPE, of the Zoning Ordinance is amended to read as follows:

6627 BUILDING TYPE.

The Building Type Regulations commencing at Section 4300 shall not apply in a planned development, ~~except that the single detached residential building type shall be required for residential buildings in the RS, RR, A70 and A72 use regulations.~~

Section 32. Section 6867, NONCONFORMING USE – DAMAGE OR DESTRUCTION OF STRUCTURES, of the Zoning Ordinance is amended to read as follows:

6867 NONCONFORMING USE - DAMAGE OR DESTRUCTION OF STRUCTURES.

- a. ~~If the a structures containing any nonconforming use are is damaged or destroyed to the extent that the cost of reconstruction, repairing or rebuilding will exceed 75 percent of the replacement valuation of the structure immediately prior to the damage, as determined by the Building Official pursuant to Section 51.0107 of the County Code, the nonconforming use shall not be resumed on the same lot. Notwithstanding the provisions of this section, if a structure in a Special Parking District, as defined in Section 5761, is damaged or destroyed, any nonconformity as to the applicable off-street parking for said structure may be resumed even if the cost of reconstruction, repairing or rebuilding of the structure exceeds 75 percent of said replacement valuation if the structure is reconstructed, repaired or rebuilt in accordance with the applicable Community Design Guidelines Manual and all other applicable requirements. See also Section 5761(c)3. , said structure may be reconstructed, repaired or rebuilt to the predamaged size as lawfully existed prior to the damage or destruction.~~
- b. Notwithstanding the provisions of subsection a. above, if the structure containing a nonconforming use includes two or more dwellings and is damaged or destroyed, said dwellings may be reconstructed, repaired, or rebuilt to their predamaged size and number of dwelling units (pursuant to Section 65852.25 of the Government Code). ~~However, if said structure is located in an area zoned with industrial use regulations, then the provisions of subsection a. above shall apply.~~

Section 33. Section 6900, AMBULANCE SERVICE, of the Zoning Ordinance is amended to read as follows:

6900 AMBULANCE SERVICE.

Ambulance services in zones subject to the RU Use Regulations shall comply with the following provisions.

- a. Exclusive Use. No business, other than emergency ambulance service, shall be conducted on the premises nor shall any office equipment or signs be located on the premises.

- b. Setback. The ambulance service shall be located no farther than 1,500 feet from an improved road which is designated as no less than a Minor Collector Highway by the ~~Circulation~~ Mobility Element of the San Diego County General Plan.
- c. Use of Warning Equipment. No siren or flashing lights or any other emergency warning equipment shall be used prior to reaching such Collector Highway as described in subsection "b" above.
- d. Storage. Ambulance shall be parked or stored entirely within an enclosed building.

Section 34. Section 6987, DESIGN REGULATIONS, of the Zoning Ordinance is amended to read as follows:

6987 DESIGN REGULATIONS

[A. thru C., no change]

- D. In a cases where the facility site is visible from "~~Official~~", "~~First~~", "~~Second~~" or "~~Third~~" ~~Priority~~ a Scenic Highways, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts. Such locations shall use design methods such as, but not limited to, type of facility, camouflaging, screening and landscaping. No monopoles, lattice towers or guyed towers are permitted.

[E. thru R., no change]

Section 35. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.

Attachment E

Ordinance Amending the Zoning Ordinance (Revisions since July 9, 2010)

Attachment E: Revisions to the draft Zoning Ordinance since the July 9, 2010 Planning Commission Hearing

THE ZONING ORDINANCE - COUNTY OF SAN DIEGO

Page 1 of 1

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

USE REGULATIONS

Land Use Designations	RS	RD	RM	RV	RJ	RRO	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94
Village Residential																																			
Village Residential 30 (VR-30)	○	●	●	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Village Residential 24 (VR-24)	○	●	●	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Village Residential 20 (VR-20)	○	●	●	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Village Residential 15 (VR-15)	○	●	●	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Village Residential 10.9 (VR-10.9)	○	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Village Residential 7.3 (VR-7.3)	○	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Village Residential 4.3 (VR-4.3)	○	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Village Residential 2.9 (VR-2.9)	○	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Village Residential 2 (VR-2)	○	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Semi-Rural																																			
Semi-Rural 0.5 (SR-.05)	○	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Semi-Rural 1 (SR-1)	○	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Semi-Rural 2 (SR-2)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Semi-Rural 4 (SR-4)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Semi-Rural 10 (SR-10)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Rural Lands																																			
Rural Lands 20 (RL-20)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Rural Lands 40 (RL-40)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Rural Lands 80 (RL-80)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Rural Lands 160 (RL-160)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Commercial																																			
General Commercial (C-1)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Office Professional (C-2)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Neighborhood Commercial (C-3)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Rural Commercial (C-4)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Village Core Mixed Use (C-5)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industrial																																			
Limited Impact Industrial (I-1)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Medium Impact Industrial (I-2)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
High Impact Industrial (I-3)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Other																																			
Tribal Lands (TL)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Federal and State Lands (F/SL)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Specific Plan Area (SPA)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Public/Semi-Public Facilities (P/SP)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Open Space-Conservation (OS-C)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Open Space-Recreation (OS-R)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

**MATRIX
LEGEND**

- Consistent Use Regulation
- Special Circumstances

AIRPORT LAND USE COMPATIBILITY PLAN AREA REGULATIONS

5250 TITLE AND PURPOSE.

The provisions of Section 5250 through Section 5270, inclusive, shall be known as the Airport Land Use Compatibility Plan Area Regulations. The purpose of these provisions is to regulate land uses ~~located within Airport Influence Areas~~ with portions of the unincorporated territory of the County of San Diego located in Airport Influence Areas (AIAs) surrounding public and military airports for which. ~~These Airport Influence Areas are defined within Airport Land Use Compatibility Plans (ALUCP or ALUCPs) adopted by the San Diego County Regional Airport Authority (Authority).~~ These Airport Influence Areas are defined within Airport Land Use Compatibility Plans (ALUCP or ALUCPs) adopted by the San Diego County Regional Airport Authority (Authority). ~~has adopted Airport Land Use Compatibility Plans (ALUCP or ALUCPs).~~ for each airport in San Diego County. ~~The purpose of an ALUCP is to:~~

~~(i) provide for the orderly growth of each airport and the area surrounding each airport within the jurisdiction of the Authority; and~~

~~(ii) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general.~~

5252 APPLICATION OF AIRPORT LAND USE COMPATIBILITY PLAN DESIGNATOR.

The Airport Land Use Compatibility Plan Area Regulations shall be applied to ~~properties located within the delineated Airport Influence Areas surrounding~~ properties located in unincorporated County territory with AIAs set forth in the ALUCPs adopted for the following airports: Agua Caliente Airport, Borrego Valley Airport, Brown Field, Fallbrook Community Airpark, Gillespie Field, Jacumba Airport, Montgomery Field, Oceanside Municipal Airport, Ocotillo Airport, McClellan-Palomar Airport, MCAS-Miramar, MCAS-Pendleton, Ramona Airport and San Diego International Airport. ~~public and military airports for which ALUCPs have been adopted.~~

5254 USE OF AIRPORT LAND USE COMPATIBILITY PLANS

ALUCPs provide compatibility policies and criteria applicable to properties located within AIAs. ~~landowners in their design of new development.~~ New development, redevelopment, expansions, conversions and other uses of land located within the Airport Influence Area ~~AIA~~ of an adopted ALUCP for which County approval or permit are required shall be reviewed against the established criteria and policies of the ALUCP. Unless the property ~~to be developed~~ is already devoted to the proposed incompatible use or the ALUCP is overridden by the County in a manner which renders the use compatible with the ALUCP, the proposal, ~~development projects~~ must comply with the established policies and criteria of the applicable ALUCP. ~~Compatibility plans which affect County Land Use jurisdiction are available for the following airports: Agua Caliente, Borrego, Brown Field, Fallbrook Airpark, Gillespie Field, Jacumba, Montgomery Field, Ocotillo, Oceanside, Palomar, Ramona, San Diego International Airport, MCAS Camp Pendleton and MCAS Miramar.~~ Compatibility Plans ~~ALUCPs~~ are available at the Department of Planning and Land Use and from the San Diego County Regional Airport Authority.

5256 PROJECTS SUBJECT TO AUTHORITY REVIEW

Land use actions within the scope of California Public Utilities Code (PUC) Sections 21661.5, 21664.4, 21676(c), 21675.1 and 21676.5 or any successor or supplementing statutes thereto must be submitted to the Authority. The PUC and San Diego County

~~Regional Airport Authority Policy 8.30~~ currently requires Authority review for the following actions:

- (i) adoption or amendments to general and specific plans;
- (ii) adoption or amendment of zoning, building, and other land use ordinances and regulations within the [Airport Influence AreaAIA](#);
- (iii) adoption and amendment of Airport Master Plans;
- (iv) construction plans for new airports;
- (v) any airport expansion plans (including the construction of a new runway, the extension or realignment of an existing runway, and the acquisition of Runway Protection Zones ~~or any interest in land for purposes of safety~~);
- (vi) all actions, regulations and permits when the Authority has not adopted an ALUCP for an airport; and
- (vii) all actions, regulations and permits when a local agency has not modified a general or specific plan to bring it into conformance with an adopted ALUCP or overruled the Authority in the manner required by PUC Section 21676.5.

~~Submittal of other development projects to the Authority is voluntary. San Diego Regional Airport Authority Policy 8.30 currently requests that local agencies voluntarily submit major land use projects to the Authority for review where those projects have potential compatibility implications with adopted ALUCPs.~~ The County may, in its discretion, require submittal of ~~major~~ projects to the Authority for review when review is not required by the PUC.

5258 OVERRIDING AIRPORT COMPATIBILITY PLANS

~~If the Authority determines that a proposed action for which Authority review is required is inconsistent with an applicable ALUCP, t~~The County consistent with the PUC ~~and San Diego County Regional Airport Authority Policy 8.30~~ may overrule land use policies and criteria in the adopted ALUCPs that would otherwise be applicable to unincorporated territory over which the County retains land use authority ~~the Authority~~ by taking the following steps:

- (i) holding a public hearing;
- (ii) making specific findings that the proposed action is consistent with the requirements of the State Aeronautics Act, PUC Section 21670, et seq; and
- (iii) approval of the proposed action by a two-thirds vote of the County Board of Supervisors. (See, for example, PCC Section 21676 and 21676.5.)

5260 DEVELOPMENT OF LAND DEVOTED TO INCOMPATIBLE USE

Land devoted to an incompatible use prior to approval of an ALUCP may be used in accordance with this pre-existing use even if inconsistent with the ALUCP. To ascertain whether or not an incompatible use was established prior to the adoption of an ALUCP requires a careful review of the status of development entitlements, the scope and nature

of development or redevelopment, and Authority policies which may be applicable to infill, reconstruction and other activities that may be deemed an existing incompatible use. Incompatible use determinations are fact sensitive and will be made on a case by case basis by the Director, Department of Planning and Land Use, with input from the Authority when required. Where land is already devoted to a use incompatible with the criteria of an ALUCP, development consistent with the current use may be allowed to occur even though that use is inconsistent with an applicable ALUCP. Maps are available for infill development areas for areas adjacent to Fallbrook Airpark and Ramona Airport that show potential development that would otherwise be precluded by applicable ALUCPs. Maps are on file with the County of San Diego, Department of Planning and Land Use.

Attachment F
Resolution of the Planning Commission
Concerning the General Plan Update
(Revised)

Attachment F

July 9, 2010
August 20, 2010

A RESOLUTION OF THE SAN DIEGO COUNTY)
PLANNING COMMISSION CONCERNING)
THE GENERAL PLAN UPDATE - GENERAL PLAN AMENDMENT (GPA))

ON MOTION of Commissioner _____, seconded by Commissioner _____, the following Resolution is adopted:

WHEREAS, pursuant to Government Code Sections 65350 et seq., a comprehensive update of the County of San Diego General Plan has been prepared in the Calendar Year 2010; and

WHEREAS, this comprehensive update of the County General Plan has been initiated by the County of San Diego consisting of the following:

- (1) New Land Use, Mobility, Housing, Conservation and Open Space, Safety and Noise Elements replacing the current Land Use, Circulation, Public Facilities, Housing, Noise, Public Safety, Seismic Safety, Conservation, Open Space, Recreation, Scenic Highway and Energy Elements;
- (2) Amendments to the Land Use Map;
- (3) Amendments to the Circulation Element (renamed Mobility Element) Map;
- (4) Comprehensive updates of the Bonsall, Borrego Springs, Boulevard, Crest/Dehesa, Elfin Forest/Harmony Grove, Fallbrook, Pine Valley, Potrero, Rainbow, Ramona, Spring Valley, and Valle de Oro Community Plans;
- (5) Amendments to the Alpine, Central Mountain, Desert, , Jamul/Dulzura, Julian, Lakeside, Mountain Empire, North County Metro, North Mountain, Otay, Pala/Pauma, San Dieguito, Sweetwater, and Valley Center Community and Subregional Plans;
- (6) Amendments to the Zoning to achieve consistency with the Land Use Map amendments; and

WHEREAS, the Department of Planning and Land Use has made its detailed recommendations concerning the above items; and

WHEREAS, Applications have been filed to detach APNs 484-184-24-00 and 484-184-25-00 from the City of El Cajon pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000; and

Attachment F

WHEREAS, the San Diego Local Area Formation Commission (LAFCO) Board will take action on this Application for Detachment, and associated Reorganization, following the Board adoption of this resolution and approval of an agreement between the County of San Diego and City of El Cajon on the Tax Exchange; and

WHEREAS, the Department of Planning and Land Use recommends that the Planning Commission review and consider the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project; and

WHEREAS, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held duly advertised public hearings on the General Plan Update on the following dates:

November 6, 2009
November 19, 2009
November 20, 2009
December 4, 2009
February 19, 2010
March 12, 2010
April 16, 2010
July 9, 2010
August 20, 2010; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors take the following actions:

1. Review and consider the information contained in the Environmental Impact Report on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its decision on the project.
2. Certify that the Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA) and that it reflects the Board of Supervisor's independent judgment and analysis.
3. Adopt the Findings prepared pursuant to CEQA Guidelines section 15091.
4. Adopt the Statement of Overriding Considerations prepared pursuant to CEQA Guidelines section 15093.

Attachment F

5. Find that the comprehensive update of the General Plan is in compliance with the California Government Code.
6. Approve the comprehensive update to the County General Plan, as briefly described below and more specifically explained in Appendices 1, 2 and 3:

Appendix 1:	General Plan Update Text including the Land Use, Mobility, Conservation and Open Space, Housing, Safety, and Noise Elements
Appendix 2:	General Plan Update Maps 2A: Land Use Map <u>(as amended August 20, 2010)</u> 2B: Mobility Element Network Map
Appendix 3:	Community and Subregional Plans. (as amended August 20, 2010)

7. Take the following actions for APN 484-184-24-00 and APN 484-184-25-00, subject to approval of the Detachment by the LAFCO Board:
 - a. Include these parcels within the Lakeside Community Planning Area;
 - b. Apply General Plan designation of Village Residential 15; and
 - c. Apply a Variable Family Use Regulation Zone (RV) with a 6,000 square foot minimum lot size and a "B" special area designator.

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

PASSED AND APPROVED by the Planning Commission of the County of San Diego, State of California, the 20th day of August 2010, ~~9th day of July 2010~~, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS: